

**AGENDA FOR THE
REGULAR COUNCIL MEETING OF
TUESDAY, JUNE 4, 2002 AT 10:00 A.M.
TABLE OF CONTENTS**

**ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS**

- * ITEM-100: Two actions related to Inviting Bids and Award of Contract for Sewer Group 722. [4](#)
- * ITEM-101: Two actions related to Inviting Bids and Award of Contract for North Chollas Community Park Phase IB Improvements. [6](#)
- * ITEM-102: Agreement with Earth Tech, Inc. for San Pasqual Reclaimed Water System. [7](#)
- * ITEM-103: Utilities Asset Mgmt Sys Consulting Agreement with Brown&Caldwell..[9](#)
- * ITEM-104: Awarding a Planning and Design Agreement for Specific Canyon Trunk Sewers Group I. [11](#)
- * ITEM-105: McAuliffe Community Park - Tot Lot Upgrade. [12](#)
- * ITEM-106: Grant Application for North Chollas Community Park Athletic Field. . . [14](#)
- * ITEM-107: Grant Application for Murray-Hayden Urban Parks and Youth Service Program State Route 252 Corridor Park - Phase I. [15](#)
- * ITEM-108: 38th Street Canyon Park Development-Grant Application. [17](#)
- * ITEM-109: Propose Expansion of Metropolitan Enterprise Zone. [19](#)
- * ITEM-110: Naval Air Depot Day. [21](#)
- * ITEM-111: Declaring a Continued State of Emergency Regarding the Discharge of Raw Sewage from Tijuana, Mexico. [21](#)

* ITEM-112: Declaring a Continued State of Emergency due to Economic Circumstances in the San Diego-Tijuana Border Region.	21
* ITEM-113: Transfer of Funds-Southcrest Community Park Tot Lot Upgrade.	22
* ITEM-114: Funding for Rose Creek Bikeway.	23
* ITEM-115: Regional Park Infrastructure Funds.	24
* ITEM-116: Sewer and Drainage Easement Vacation in Lot 6 Map No. 13125.	26
* ITEM-117: Drainage Easement Vacation in Parcel Map No. 18040.	27
* ITEM-118: Appointment and Reappointment to the Local Enforcement Agency Hearing Panel.	28

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS ORDINANCES TO BE INTRODUCED

ITEM-200: San Diego City Employees' Retirement System - Amendments Relating to Deferred Option Retirement Plan.	28
--	--------------------

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS RESOLUTIONS

ITEM-201: <u>Two</u> actions related to Miramar Ranch North Maintenance Assessment District.	29
ITEM-202: <u>Two</u> actions related to First San Diego River Improvement Project Maintenance Assessment District.	31
ITEM-203: <u>Two</u> actions related to Scripps-Miramar Ranch Maintenance Assessment District.	33

PUBLIC NOTICES

ITEM-250: Notice of Completion and Acceptance of Subdivision Improvement Agreement.	35
ITEM-251: SUBMISSION OF BALLOT PROPOSALS	35

ADOPTION AGENDA, HEARINGS SPECIAL HEARINGS

ITEM-330: Redevelopment Agency Proposed Fiscal Year 2003 Budget.	36
---	--------------------

ADOPTION AGENDA, HEARINGS
NOTICED HEARINGS

ITEM-331: Summerwind Village Apartments.	<u>37</u>
ITEM-332: Savon El Cajon Boulevard.	<u>40</u>
ITEM-333: Caltrans Street Vacation.	<u>43</u>
ITEM-334: Expansion of YMCA on Friars Road.	<u>44</u>
ITEM-335: La Jolla Community Plan & Local Coastal Program & Associated Documents &	<u>46</u>

Items 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 and 118.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

ITEM-100: Two actions related to Inviting Bids and Award of Contract for Sewer Group 722.

(See Frank Belock, Jr.'s 3/25/2002 memo. Peninsula/Fleetridge Community Area. District-2.)

TODAY'S ACTIONS ARE:

Adoption of the following resolutions:

Subitem-A: (R-2002-1401)

Approving the plans and specifications for the furnishing of all labor, material, tools, equipment, transportation and other expense necessary or incidental and inviting bids for the Construction of Sewer Group 722 on Work Order No. 175781;

Authorizing the City Manager to establish contract funding phases and to execute a construction contract with the lowest responsible and reliable bidder;

Authorizing the expenditure of an amount not to exceed \$2,282,622 from Sewer Fund 41506, CIP-44-001.0, Annual Allocation - Sewer Main Replacement, provided that the City Auditor and Comptroller first furnishes one or more certificates demonstrating that the funds necessary for the expenditure are, or will be, on deposit in the City Treasury;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves. (BID-K02223C)

Subitem-B: (R-2002-1402)

Certifying that Mitigated Negative Declaration LDR-41-0620 has been completed in compliance with the California Environment Quality Act of 1970, as amended, and the State guidelines; and that the information contained in the report has been reviewed and considered by Council;

Approving Mitigated Negative Declaration LDR-41-0620;

Adopting the Mitigation Monitoring and Reporting Program;

Directing the City Clerk to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors.

NATURAL RESOURCES AND CULTURE COMMITTEE'S RECOMMENDATION:

On 4/3/2002, NR&C voted 5-0 to approve. (Councilmembers Peters, Wear, Frye, Madaffer and Inzunza voted yea.)

CITY MANAGER SUPPORTING INFORMATION:

Sewer Group 722 is part of the City of San Diego's continuing Annual Sewer Main Replacement Program. The sewer mains being replaced in this project were constructed as early as 1956 and are approaching the end of their useful service life. This project is located in the Peninsula/Fleetridge Community and consists of replacing approximately 7,370 feet (1.40 miles) of 8-inch sewer mains. In coordination with the NTC redevelopment, a participation agreement will be executed between the City of San Diego and McMillin Land Development for coordination and construction of approximately 224 feet of the proposed alignment via trenchless technology to minimize community impacts. Also, this project includes the construction of fifty-nine (59) curb ramps and resurfacing of impacted streets. The streets affected by construction operations within this project are Rosecrans Street, Ibsen Street, Homer Street, Goldsmith Street, Freeman Street, and Elliott Street.

This project was presented to the Peninsula/Fleetridge Community by the Engineering and Capital Projects Department and future presentations will be given to the Peninsula/Fleetridge Community prior to construction. Residents will be notified by mail at least one (1) month before construction begins by the City's Engineering and Capital Projects Department and again ten (10) days before construction begins by the contractor through hand distribution of notices. The contractor will be required to provide traffic control plans for the entire project area to the City of San Diego's Traffic Signal Design and Traffic Control Section for approval, with the exception of Rosecrans Street. Traffic control plans for Rosecrans Street have been developed and were approved by the City of San Diego's Traffic Signal Design and Traffic Control Section and will be provided to the contractor as part of the construction plans for Sewer Group 722.

FISCAL IMPACT:

The total estimated cost of this project is \$2,282,622; of this amount \$493,181 is for engineering and related services, \$1,704,229 is for construction, and \$85,212 is for contingencies. Funding of \$2,282,622 is available in Sewer Fund 41506, CIP-44-001.0, Annual Allocation - Sewer Main Replacement, for this purpose. This project will be phase funded for Phase I (FY03) \$1,314,727.00 and Phase 2 (FY03) \$967,895.

Loveland/Belock/HR

WWF-02-579.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

- * ITEM-101: Two actions related to Inviting Bids and Award of Contract for North Chollas Community Park Phase IB Improvements.

(Chollas Heights Community Area. District-4.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-1399)

Approving the plans and specifications for the furnishing of all labor, material, tools, equipment, transportation and other expense necessary or incidental and inviting bids for the North Chollas Community Park Phase IB Improvements (Project) on Work Order No. 296670;

Authorizing the City Manager to execute a contract with the lowest responsible bidder;

Authorizing the City Auditor and Comptroller to transfer \$300,000 from 2000 Park Bond per Capita Funds, Fund No. 38144; and \$50,000 from Fiscal Year 2002 Community Development Block Grant (CDBG) Fund No. 18537 to CIP-29-667.0, North Chollas Community Park Phase I Improvements;

Authorizing the expenditure of an amount not to exceed \$350,000 from CIP-29-667.0, North Chollas Community Park Phase I Improvements;

Authorizing the City Auditor and Comptroller to amend the Fiscal Year 2002 budget by an increase of \$350,000 into CIP-29-667.0;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves. (BID-K02217C/K01069CA)

Subitem-B: (R-2002-1400)

Declaring that Mitigated Negative Declaration, LDR-98-015.0, certified by Resolution R-294297 adopted on November 15, 1998, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.), as amended, and the State guidelines; that the Declaration reflects the independent judgment of the City of

San Diego as Lead Agency; and stating for the record that the information contained in the report has been reviewed and considered by Council;

Directing the City Clerk to file a Notice of Determination (NOD) for a subsequent action by a Lead Agency with the Clerk of the Board of Supervisors.

CITY MANAGER SUPPORTING INFORMATION:

The North Chollas Community Park CIP is a multi-phased park improvement project located on College Grove Drive, in the Chollas Heights Community area. The proposed Phase IB of the North Chollas Community Park project will provide an entry road, entry signage and gates, bridge overcrossing, parking areas, paved spectator plaza and pedestrian walkways to augment the recently completed Phase IA, a turfed and irrigated three hundred (300) foot multipurpose field. As additional funding is identified subsequent phases of the project will include additional multi-purpose fields, restroom and concession stand, tot lot play area, passive turf areas, interpretive nature trails and signage and habitat restoration.

FISCAL IMPACT:

The total cost of the Phase IA project was \$989,688. The estimated total cost of the Phase IB project is \$1,748,192. \$350,000 funding is now available from 2000 Park Bond per Capita Funds (\$300,000), and FY2002 CDBG Funds (\$50,000). This will augment the previous authorization of \$2,655,033, from CIP-29-667.0, North Chollas Community Park Phase Improvements.

Loveland/Belock/AO

Aud. Cert. 2200989.

**ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:**

* ITEM-102: Agreement with Earth Tech, Inc. for San Pasqual Reclaimed Water System.

(See Memorandum from Larry Gardner dated 3/21/2002. San Pasqual Valley Community Area. District-5.)

TODAY'S ACTION IS:

Adopt the following resolution:

(R-2002-1550)

Authorizing the City Manager to execute a phase funded agreement with Earth Tech, Inc. for consulting services in connection with the San Pasqual Reclaimed Water System;

Authorizing the expenditure of an amount not to exceed \$1,269,605 from Water Fund No. 41500, CIP-70-955.0, San Pasqual Reclaimed Water System, solely and exclusively to provide funds for the above agreement and related costs, to be expended as follows:

\$369,079 for Phase I of the agreement;

\$114,851 for in-house engineering and related costs for Phase I of the agreement;

\$785,675 for Phase II of the agreement, provided that the City Auditor and Comptroller furnishes one or more certificates demonstrating that the funds necessary for expenditure under established contract funding phases are, or will be, on deposit in the City Treasury.

NATURAL RESOURCES AND CULTURE COMMITTEE'S RECOMMENDATION:

On 4/3/2002, NR&C voted 5 to 0 to: a) Approve the project; and b) report back to the Natural Resources and Culture Committee within 90 days on the following items: 1) How many golf courses currently within the City of San Diego have the potential to use reclaimed water, and 2) feasibility of placing reclaimed water pipes adjacent to potable water and sewer pipes. (Councilmembers Peters, Wear, Frye, Madaffer and Inzunza voted yea.)

CITY MANAGER SUPPORTING INFORMATION:

The San Pasqual Water Reclamation Facility (WRF), is an advanced wastewater treatment plant that provides recycled water to a portion of the Rancho Bernardo area. The WRF is currently designed to produce 1.0 MGD (700 gpm) of treated wastewater. A limited recycled water distribution system is currently in operation; delivering recycled water from the WRF to a nearby residential development and a City of San Diego pump station. The San Pasqual Reclaimed Water System Project (Project) will extend the existing distribution system to additional users in North San Diego County. The new system will increase the use of WRF recycled water from approximately 0.1 MGD to approximately 1 MGD upon project completion. The Project includes approximately 46,360 feet of pipe, two 1.7 million gallon storage tanks and a 2,800 gpm booster pump station.

This is a significant project for the City. The City actively supports the implementation of alternative water sources to reduce the need for importation of raw water from external sources. By utilizing an existing water supply from within the City's boundaries to supply large-demand recycled water markets, a reduction on the dependence of water from outside sources and elimination of fees for the discharge of excess treated effluent would be accomplished.

The Water Department Request for Qualifications selection process was followed to obtain the services of a design engineering consultant. As part of this process, the Water Department received a short-list of six qualified firms from Contract Services. On October 10, 2001, a Selection Panel convened and interviewed the short-listed firms. The firms were evaluated on the basis of qualifications including expertise, experience, understanding and approach to the scope of services, and the capability of personnel and subcontractors. Based upon the results of these interviews and subsequent reference checks, Earth Tech, Inc. was selected as the most qualified to provide engineering consulting services.

FISCAL IMPACT:

Funding is available from the Water Department Fund 41500 in the amount of \$1,269,605.

Mendes/Gardner/FA

Aud. Cert. 2201078.

**ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:**

* ITEM-103: Utilities Asset Management System Consulting Agreement with Brown & Caldwell.

TODAY'S ACTION IS:

Adopt the following resolution:

(R-2002-704)

Authorizing the City Manager to execute an agreement with Brown & Caldwell, to provide consulting services for the development of a utilities asset management system;

Authorizing the expenditure of an amount not to exceed \$712,579, consisting of \$358,581 from Fund No. 41500, Dept 760, Org 879, Account 4222, Job Order 8793; \$176,999 from Fund No. 41508, Dept 771, Org 365, Account 4151, Job Order 236600; and \$176,999 from Fund No. 41506, Dept 773, Org 180, Account 4151, Job Order 1815, provided that the City Auditor and Comptroller first furnishes one or more certificates certifying that the funds necessary for expenditure are, or will be, on deposit with the City Treasurer;

Authorizing the City Auditor and Comptroller to transfer excess budgeted funds, if any, to the appropriate reserves on advice of the administering department.

NATURAL RESOURCES AND CULTURE COMMITTEE'S RECOMMENDATION:

On 5/01/2002, NR&C voted 5 - 0 to approve the project.
(Councilmembers Peters, Wear, Frye, Madaffer and Inzunza voted yea.)

CITY MANAGER SUPPORTING INFORMATION:

The Water and Metropolitan Wastewater Departments are seeking to develop an Asset Management System (AMS) to provide accurate, comprehensive and up-to-date information on the material condition of the water and wastewater infrastructures. This information will be utilized by the Departments' respective Capital Improvements Programs to facilitate long-range planning for facility replacement. The Departments request approval to hire Brown & Caldwell consultants to design and implement the AMS.

The two Departments currently employ a variety of computer systems for water modeling, inventory and maintenance. However, existing systems do not provide information on the age or condition of the facilities. This project would integrate the data in the existing systems and add age, condition and cost information to provide improved planning for the scheduling and financing of capital facility replacements.

The AMS will track the classification, installation date, location, cost, physical condition, repair history and useful life for Department fixed assets, and generate reports based on this information. It will calculate valuation, expected life, and replacement cost information for department fixed assets, and provide historical and expected cost information for budgeting and financing processes. The AMS will document the level at which Department assets are being preserved, assess equipment condition and summarize the result using a measurement scale and estimate funds required for maintaining and preserving the assets at a condition level established by the Departments.

The AMS project is divided into two phases: study/assessment and implementation. The study/assessment phase will cost \$255,079 and is scheduled to begin in Spring 2002, completing in late 2002. The implementation schedule will be determined during the initial phase, and is expected to take approximately twelve months. The implementation phase is estimated at \$457,500, giving the AMS a total cost of \$712,579. The Water Department issued a Request for Qualifications on April 23, 2001. Four teams submitted Statements of Qualifications and were interviewed in July. Brown & Caldwell was determined to be the most qualified firm to provide the required professional services.

FISCAL IMPACT:

Total cost is \$712,579. Funding is available in Funds 41500, 41506 and 41508.

Mendes/Gardner/MS

Aud. Cert. 2201132.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

- * ITEM-104: Awarding a Planning and Design Agreement for Specific Canyon Trunk Sewers Group I.

(See memorandum from Scott Tulloch dated 4/24/2002. City Heights, Clairemont Mesa and College Area Community Areas. Districts-3, 4, 5, 6 and 7.)

TODAY'S ACTION IS:

Adoption of the following resolution:

(R-2002-1635)

Authorizing the City Manager to execute a phase funded agreement of an amount not to exceed \$1,900,000 with Berryman & Henigar, for Planning and Design of Specific Canyon Trunk Sewers Group I;

Allocating funding for the two phases as follows: Phase 1 (FY2002) = \$300,000; Phase 2 (FY2003) = \$1,600,000, with execution of Phase 2 by the City Manager contingent upon City Council approval of the Originating Department's operating budget for Fiscal Year 2003;

Authorizing the City Auditor and Comptroller to transfer an amount not to exceed \$300,000 from Fund 41506, CIP-46-117.0, Sewer Pump Station 65 Expansion and Force Main to Fund 41506, CIP-46-194.0, Annual Allocation - Trunk Sewers;

Authorizing the expenditure of an amount not to exceed \$1,900,000 from Fund 41506, CIP-46-194.0, Annual Allocation - Trunk Sewers, in the following manner:

Phase 1 \$300,000 from FY2002 appropriations

Phase 2 \$1,600,000 from FY2003 appropriations, contingent upon the approval of the FY2003 Operating budget, and provided the City Auditor and Comptroller first furnishes a certificate demonstrating that the funds necessary for expenditure are, or will be, on deposit in the City Treasury.

NATURAL RESOURCES AND CULTURE COMMITTEE'S RECOMMENDATION:

On 5/1/2002, NR&C voted 5-0 to approve. (Councilmembers Peters, Wear, Frye, Madaffer and Inzunza voted yea.)

CITY MANAGER SUPPORTING INFORMATION:

This agreement provides a pre-design study, final design, and construction support for the Specific Canyon Trunk Sewers Group I project which consists of trunk sewers at Miramar, Montezuma, Lexington, and Balboa. A preliminary report prepared by the Metropolitan Wastewater Department shows that these trunk sewers have reached their flow capacity and/or are deteriorated, and do not meet current City standards for trunk sewers.

The scope of work includes the environmental, geotechnical, site investigation, preparation of a pre-design report, environmental restoration design, trunk sewers replacement design, and construction support for the Miramar, Montezuma, Lexington, and Balboa Trunk Sewers. Also, the design team will explore a number of alternatives to determine if it is economically feasible to re-route the trunk sewers away from the canyon.

The Consultant Nominating Committee nominated the most qualified six consulting firms to participate in the final selection process. In conformance with Council Policy 300-07, these firms were interviewed, and the firm of Berryman & Henigar was selected as the best qualified firm to provide the design services. The sub-consultants on this project are Hirsch & Company, Haley & Aldrich, Katz, Okitsu & Associates(DBE), Libby Engineers(D/WBE), Garbibi & Garbini(D/WBE), Oconnor Construction Management(D/WBE), and Tierra Environmental(DBE).

Several community meetings are anticipated throughout the design phase.

FISCAL IMPACT:

The total consultant agreement cost is \$1,900,000, of which \$300,000 is for FY02 as follows: funding is available in Sewer Fund 41506, CIP-46-196.0.

Mendes/Tulloch/AS

Aud. Cert. 2201113.

ADOPTION AGENDA, CONSENT ITEMS RESOLUTIONS:

* ITEM-105: McAuliffe Community Park - Tot Lot Upgrade.

(Mira Mesa Community Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1568)

Authorizing the City Auditor and Comptroller to amend the Fiscal Year 2002 Capital Improvements Program Budget to add CIP-29-587.0, McAuliffe Community Park - Tot Lot Upgrade, in the amount of \$270,000 as follows: \$178,000 from 2000 Park Bond Per Capita Funds, Fund 38186; \$36,000 from Park and Recreation Department Matching Funds, Fund 10365; \$20,000 from Mira Mesa Facilities Benefit Assessment Funds, Fund 79006; and \$36,000 from Mira Mesa Community Fund, Fund 10516;

Authorizing the City Auditor and Comptroller to expend \$270,000 from CIP-29-587.0, McAuliffe Community Park - Tot Lot Upgrade (\$178,000 from 2000 Park Bond Per Capita Funding, Fund 38186; \$36,000 from Park and Recreation Department Matching Funds, Fund 10365; \$20,000 from Mira Mesa Facilities Benefit Assessment Funds, Fund 79006; and \$36,000 from Mira Mesa Community Fund, Fund 10516).

CITY MANAGER SUPPORTING INFORMATION:

On August 15, 2000, City Council adopted Resolution R-293698 authorizing the City Manager, or his representative, to secure grant funding from the State of California under the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Act of 2000 (Park Bond), including playground upgrades in each Council District. The City Manager has secured the grant funding and has entered into a Grant Contract for Park Bond Per Capita Funds, and a Grant Contract for Roberti-Z'berg-Harris Per Capita Funds with the State of California. In addition, the City Manager will enter into a subcontract with the State of California specifying use of \$178,000 for a tot lot upgrade at McAuliffe Community Park.

This action authorizes the City Manager, or his representative, to move Park Bond funding into the Capital Improvement Project for McAuliffe Neighborhood Park - Tot Lot Upgrade. By State law, all public play areas must conform to the Consumer Product Safety Commission and American Society of Testing Materials Guidelines. Additionally, play areas are to be brought into compliance with Americans with Disabilities Act Guidelines. Playground upgrades will include improvements which comply with state and federal safety and accessibility regulations.

FISCAL IMPACT:

Funds in the amount of \$270,000 are available from 2000 Park Bond Per Capita Funds, Fund 38186 (\$178,000), Park and Recreation Department Matching Funds, Fund 10365 (\$36,000) Mira Mesa Facilities Benefit Assessment Funds, Fund 79006 (\$20,000), and Fund 10516, Mira Mesa Community Fund (\$36,000).

Herring/DVW

Aud. Cert. 2201093.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

* ITEM-106: Grant Application for North Chollas Community Park Athletic Field.

(Eastern Community Area. District-4.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1652)

Authorizing the City Manager to apply to the State of California Department of Parks and Recreation for a grant of \$315,000 under the Murray-Hayden Urban Parks and Youth Service Program for the development of an athletic field at North Chollas Community Park;

Authorizing the City Manager to take all necessary actions to secure and accept grant funding and enter into an agreement;

Authorizing the City Auditor and Comptroller to accept and expend funds if the grants are secured;

Authorizing the City Auditor and Comptroller to establish a special interest-bearing fund for the grant;

Authorizing the City Auditor and Comptroller, upon receipt of a fully executed grant agreement, to amend the Fiscal Year 2002 Capital Improvement Program Budget to add \$315,000 to CIP-29-667.0, North Chollas Community Park;

Certifying that the required matching funds are available and authorizing the City Auditor and Comptroller to transfer the matching funds of \$60,000 from Mid-City Special Park Fees (Fund No. 39094) and \$25,000 from CIP-20-013.0, Park and Recreation Matching Funds (Fund No. 30244) to CIP-29-667.0, North Chollas Community Park;

Authorizing the City Manager to expend the \$315,000 in grant funds, and authorizing the City Manager to expend the \$85,000 in matching funds, all (\$400,000) from CIP-29-667.0, North Chollas Community Park;

Certifying that the City has, or will have, sufficient funds to operate and maintain the project;

Declaring that the Council has reviewed, understands, and agrees to the terms of the grant as shown in the Murray-Hayden Program Procedural Guide.

CITY MANAGER SUPPORTING INFORMATION:

The State of California Department of Parks and Recreation administers the Murray-Hayden Urban Parks and Youth Service Program under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000. The intent of this competitive grant program is to provide funding for capital projects, including parks, park facilities, environmental enhancement projects, and youth centers that are within immediate proximity of neighborhoods with a critical lack of parks or deteriorated park facilities in areas with significant poverty, unemployment and shortages of services for youth. Priority is given to projects that employ neighborhood residents and at-risk youth.

This action authorizes the City Manager to submit a grant request to the State of California Department of Parks and Recreation for a new athletic field at North Chollas Community Park located in a densely populated community with a critical shortage of recreational facilities and a growing number of children. Once funded, this project will construct one multipurpose athletic field on 1.5 acres. In addition, a collaboration with the Urban Corps of San Diego will improve the site and surrounding canyon areas. The Urban Corps of San Diego will recruit young adults from the surrounding community to participate. The total project cost is \$450,000, and the grant request is for \$315,000 (70%), from the Murray-Hayden Urban Parks and Youth Service Program.

FISCAL IMPACT:

If the grant is secured, the city will receive \$315,000 from the State of California Department of Parks and Recreation. The required match for the grant is at least 30 percent of the total project cost. The City will meet this match requirement with \$25,000 from the Park and Recreation Grant Match Funding, CIP 20-013.0, Fund 630221, and \$60,000 from Mid-City Special Fees, Fund No. 39094. The project match also includes a previous allocation of \$50,000 to the project in FY02 Community Development Block Grant funds.

Herring/HL

Aud. Cert. 2201145.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

- * ITEM-107: Grant Application for Murray-Hayden Urban Parks and Youth Service Program State Route 252 Corridor Park - Phase I.

(Southeastern Community Area. District-8.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1595)

Authorizing the City Manager to apply to the State of California Department of Parks and Recreation for a grant of \$610,000 under the Murray-Hayden Urban Parks and Youth Service Program for the development of Phase I of the State Route 252 Corridor Park;

Authorizing the City Manager to take all necessary actions to secure and accept grant funding and enter into an agreement for this project;

Authorizing the City Auditor and Comptroller to accept and expend funds if the grant funds are secured;

Authorizing the City Auditor and Comptroller to establish a special interest-bearing fund for the grant;

Authorizing the City Auditor and Comptroller, upon receipt of a fully executed grant agreement, to amend the Fiscal Year 2002 Capital Improvement Program Budget to add \$610,000 to CIP-29-458.0, State Route 252 Corridor Park;

Authorizing the City Manager to expend \$610,000 from CIP-29-458.0, State Route 252 Corridor Park;

Certifying that the required matching funds are, or will be, available prior to commencement of any work on the project;

Certifying that the City has, or will have, sufficient funds to operate and maintain the project;

Declaring that Council has reviewed, understands, and agrees to the terms of the grant as shown in the Murray-Hayden Program Procedural Guide.

CITY MANAGER SUPPORTING INFORMATION:

The State of California Department of Parks and Recreation administers the Murray-Hayden Urban Parks and Youth Service Program under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000. The intent of this program is to provide grant funding for capital projects, including parks, park facilities, environmental enhancement projects, and youth centers that are within immediate proximity of neighborhoods with a critical

lack of parks or deteriorated park facilities in areas with significant poverty and unemployment and shortages of services for youth. Priority is given to projects that employ neighborhood residents and at-risk youth.

This action authorizes the City Manager to submit a grant request to the State of California Department of Parks and Recreation for the development of State Route 252 Corridor Park - Phase I, located in a densely populated community with a critical shortage of recreational facilities. Once funded, the project will construct a park including a restroom, playground, picnic areas, walkways and turf. In addition, a collaboration with the Urban Corps of San Diego will improve the site and surrounding area. The Urban Corps of San Diego will recruit young adults from the surrounding community to participate in the project. Total project cost is \$1,110,000, and the grant request is for \$610,000(55%) from the Murray Hayden Urban Parks and Youth Service Program.

FISCAL IMPACT:

If the grant is secured, the city will receive \$610,000 from the State of California Department of Parks and Recreation. The minimum required match for the grant is 30 percent of the total project cost. This property is currently held with the City of San Diego's Redevelopment Agency. Via City Council action (Document RR-292980) the Redevelopment Agency is scheduled to deed the property as park land for the State Route 252 Corridor Park. Along with the real property transfer, the Agency is contributing \$500,000 towards the development of Phase 1. The \$500,000 will be the City's grant match.

Herring/CH

ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:

* ITEM-108: 38th Street Canyon Park Development-Grant Application.

(City Heights Community Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1631)

Authorizing the City Manager to apply to the State of California Land and Water Conservation Fund Program for a grant for development of the 38th Street Canyon Park;

Authorizing the City Manager to take all necessary actions to secure and accept

the grant funds from the State of California Land and Water Conservation Fund Program for the 38th Street Canyon Park Development Project;

Authorizing the City Manager to accept and expend the grant funds, if the grant funds are secured;

Authorizing the City Auditor and Comptroller to establish a special interest-bearing fund for the grant, if secured;

Authorizing the City Auditor and Comptroller, upon receipt of a fully executed grant agreement, to amend the Fiscal Year 2002 Capital Improvements Program Budget to add \$545,920 to CIP-29-684.0, Park de la Cruz/38th Street Canyon Park Development;

Authorizing the City Auditor and Comptroller, upon receipt of a fully executed grant agreement, to transfer the required grant match of \$222,000 from Mid-City Special Park Fees, Fund No. 39094, and \$50,960 from CIP-20-013.0, Park and Recreation Grant Match Funding Fund No. 630221, to CIP No. 29-684.0, Park de la Cruz/38th Street Canyon Park Development;

Authorizing the City Auditor and Comptroller, upon receipt of a fully executed grant agreement, to appropriate and expend \$545,920 from CIP-29-684.0, Park de la Cruz/38th Street Canyon Park Development;

Certifying that the City of San Diego has reviewed and understands the Assurances contained in the Land and Water Conservation Fund Program Procedural Guide, including that the City of San Diego has or will have sufficient funds to operate and maintain the project.

CITY MANAGER SUPPORTING INFORMATION:

The Federal Land and Water Conservation Fund (LWCF) Grant-In-Aid Program provides funds to develop facilities for public outdoor recreation purposes. The LWCF program offers grants on a competitive basis and will fund up to 50% of the cost to develop facilities that support outdoor recreation. This action authorizes the Manager to apply for LWCF funds to develop the 38th Street Canyon Park. Based on review of the LWCF program criteria, this project was identified as highly competitive for possible funding. The project will develop what is currently a dirt lot in City Heights into a passive park with an open turf field and amenities for picnicking, security lighting, landscaping and walkways. Completion of this park will be the next step in the community drive to mitigate for the construction of I- 15 through the Mid-City community.

FISCAL IMPACT:

The total cost of this project will be \$545,920. If the grant is secured, the City will receive \$272,960 from the LWCF administered by the California Department of Parks and Recreation.

The required matching funds of \$222,000 from Fund 39094, Mid-City Special Park Fees and \$50,960 from CIP 20-013.0, Fund 630221, Park and Recreation Grant Matching Fund will be allocated to the 38th Street Canyon Park Development Project, CIP No. 29-684.0, Park de la Cruz/38th Street Canyon Park Development, upon receipt of a fully executed grant agreement.

Herring/CAW

Aud. Cert. 2201146.

ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:

* ITEM-109: Propose Expansion of Metropolitan Enterprise Zone.

(Mid-Way/Pacific Highway Corridor Community Plan Area. District-2.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1657)

Authorizing the City Manager to file documents with the California Technology, Trade & Commerce Agency to expand the Metropolitan Enterprise Zone;

Authorizing the City Manager to take actions necessary to expand the Metropolitan Enterprise Zone to include the Solar Turbines, Inc., site, a 27.12-acre site bounded by Pacific Highway, Laurel Street, Harbor Drive, and Hawthorne Street;

Finding that the Metropolitan Enterprise Zone, as expanded, is in an area with high unemployment and limited employment opportunities for area residents, and that designation of this area as an Enterprise Zone is necessary to the creation of jobs by private enterprise;

Authorizing the City Manager to take the following actions for commercial and industrial projects within the Metropolitan Enterprise Zone, as expanded, when the expansion is approved by the California Technology, Trade & Commerce Agency: to expedite the necessary development plan and permit processing, and building permit issuance for the projects; and waive the requirement to pay into the San Diego Housing Trust Fund pursuant to an approved Economic Development Incentive Agreement.

CITY MANAGER SUPPORTING INFORMATION:

An Enterprise Zone is defined as a geographical area in which companies doing business within an Enterprise Zone can claim significant state income tax credits for qualifying employees and expenditures. Enterprise Zones were created in California to stimulate the manufacturing sector and create jobs.

The State of California has designated 39 Enterprise Zones, two are in the City of San Diego: the Metropolitan Enterprise Zone, designated in October 1986; and the San Ysidro/Otay Mesa Enterprise Zone, designated in January 1992. On March 5, 2001, the City Council authorized (Resolution R-294528) the City Manager to file an application with the California Technology Trade and Commerce Agency (Agency) to extend the Metropolitan Enterprise Zone life for five years.

On September 10, 2001, the Agency informed the City of San Diego that the Metropolitan Enterprise Zone five year extension was awarded, and would operate through October 14, 2006. In January 1998, Assembly Bill 2079 was signed into law, allowing the Agency to consider periodic requests from local Zones to expand their boundaries by up to 20% of the original designated acreage.

On February 7, 2001, the Agency notified the City of San Diego that the request to expand the former San Ysidro/Otay Mesa Enterprise Zone to include a portion of the City of Chula Vista (577 acres) was approved effective December 5, 2000. On March 18, 2002, the City Council authorized (Resolution R-296168) the City Manager to file documents with the Agency to expand the Metropolitan Enterprise Zone and the now "South Bay" Enterprise Zone in accordance with regulations promulgated by the Agency.

This expansion, subject to final approval by the Agency, will include the 45 acre "Imperial Marketplace" in the "Metro" Enterprise Zone and the 42 acre "Palm Promenade" in the South Bay Enterprise Zone, leaving 95 acres and 208 acres remaining in the respective Enterprise Zones.

In an effort to retain and support a major employer within the "Metro" Enterprise Zone, it is recommended that the City Manager be authorized to again take actions necessary to expand the "Metro" Enterprise Zone boundary to include the Solar Turbine, Inc., site (2200 Pacific Highway), bounded by Pacific Highway, Laurel Street, Harbor Drive and Hawthorne Street (27.12 acres). This employer generates 1500 jobs, pays livable wages; offers training in management, negotiation and process development; and offers apprenticeship programs for new hires.

The Enterprise Zone tax credits and other benefits will support the growth and job creation potential of this long-time San Diego employer. This expansion, once approved by the Agency, will leave 67.88 acres remaining in the "Metro" Enterprise Zone. There is no fiscal impact assumed with this action.

Herring/Cunningham/PF

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

- * ITEM-110: Naval Air Depot Day.

COUNCILMEMBERS WEAR'S AND MADAFFER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1639)

Proclaiming June 2002 to be "NAVAIR Depot, North Island Employee Appreciation Month" in the City of San Diego.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

- * ITEM-111: Declaring a Continued State of Emergency Regarding the Discharge of Raw Sewage from Tijuana, Mexico.

(District-8.)

TODAY'S ACTION IS:

Adopt the following resolution:

(R-2002-1644)

Declaring a Continued State of Emergency regarding the discharge of raw sewage from Tijuana, Mexico.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

- * ITEM-112: Declaring a Continued State of Emergency due to Economic Circumstances in the San Diego-Tijuana Border Region.

(District-8.)

TODAY'S ACTION IS:

Adopt the following resolution:

(R-2002-907)

Declaring a Continued State of Emergency due to economic circumstances in the San Diego-Tijuana border region.

**ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:**

* ITEM-113: Transfer of Funds-Southcrest Community Park Tot Lot Upgrade.

(Southcrest Community Area. District-8.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1597)

Authorizing the City Auditor and Comptroller to transfer an amount not to exceed \$25,000 from CIP-20-013.0, Park and Recreation Grant Match Funding, Fund No. 630221, to CIP-29-662.0, Southcrest Community Park Tot Lot Upgrade;

Authorizing the City Auditor and Comptroller to amend the Fiscal Year 2002 budget by an increase of an amount not to exceed \$25,000 into CIP-29-662.0;

Authorizing the expenditure of an amount not to exceed \$25,000 from CIP-29-662.0, Southcrest Community Park Tot Lot Upgrade to augment previously authorized expenditures, and authorizing the City Auditor and Comptroller, upon the advice from the Engineering and Capital Projects Department to transfer excess budgeted funds, if any, to the appropriate reserves.

CITY MANAGER SUPPORTING INFORMATION:

The existing Southcrest Community Park Tot Lot encompasses approximately 8,000 square feet and was built in the mid 1960's. Due to concerns with safety and recent standards for play equipment, the majority of the original play equipment has been removed. This project will provide for new play equipment and resilient surfacing that is consistent with current safety and maintenance standards, as well as comply with the Americans with Disabilities Act (ADA) requirements. It is not anticipated that annual maintenance costs will be increased as a result of

the project.

FISCAL IMPACT:

The estimated project cost is \$235,250 of which \$210,250 has been previously approved. The remaining funds (\$25,000) are available in CIP-29-662.0, Southcrest Community Park Tot Lot Upgrade, Fund No. 630221 (\$25,000).

Loveland/Belock/AO

Aud. Cert. 2201109.

**ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:**

* ITEM-114: Funding for Rose Creek Bikeway.

(Mission Bay Park and Pacific Beach Community Areas. Districts-2 and 6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1611)

Authorizing the City Manager to apply for and accept a total of \$1 million in Bicycle Transportation Account funding from the State of California for Rose Creek Bikeway;

Authorizing the City Manager to take all necessary actions to secure the grant funding from the State;

Authorizing the City Auditor and Comptroller to increase the Fiscal Year 2003 Capital Improvement Program budget by \$1 million in CIP-58-147.0, Rose Creek Bikeway, contingent upon receipt of a fully executed Program Supplement from the State;

Authorizing the appropriation and expenditure of \$1 million from CIP-58-147.0;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess funds, if any, to the appropriate reserves.

CITY MANAGER SUPPORTING INFORMATION:

This action will authorize the City Manager or his representative to apply for and accept a total of \$1,000,000 in BTA Funds for Rose Creek Bikeway and take all necessary actions to secure this grant funding from the State. It will also authorize the City Auditor and Comptroller to increase Fiscal Year 2003 Capital Improvement Program budget by \$1,000,000 in CIP-58-147.0 (Rose Creek Bikeway), contingent upon receipt of a fully executed Program Supplement from the State, and transfer excess funds, if any, to the appropriate reserves.

Furthermore, it will authorize the appropriation and expenditure of \$1,000,000 from CIP-58-147.0 for Rose Creek Bikeway.

The Rose Creek Bikeway consists of a bicycle bridge across the Rose Creek Inlet and a paved bicycle path between the westerly end of the new bridge and Pacific Beach Drive. This bike path will provide a direct connection between Pacific Beach and Mission Bay Park for bicyclists and pedestrians. The Rose Creek Bikeway has \$1,000,000 in TransNet Bikeway Funds already secured for its design and construction. The total project cost is estimated at \$2,000,000.

FISCAL IMPACT:

Appropriation and expenditure of \$1,000,000 in BTA Funds from CIP-58-147.0.

Loveland/Gonzalez/AH

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

* ITEM-115: Regional Park Infrastructure Funds.

(Balboa Park, Mission Valley, Navajo and Otay Mesa-Nestor Community Areas.
Districts-3, 6, 7 and 8.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1642)

Amending Fiscal Year 2002 Capital Improvements Project Budget by adding CIP-21-863.0, Balboa Park Deferred Maintenance and Matching Funds;

Amending Fiscal Year 2002 Capital Improvement Project Budget by increasing CIP-21-863.0, Balboa Park Deferred Maintenance and Matching Funds, Fund

102341, Regional Park Infrastructure Funds, by \$150,000;

Authorizing the City Auditor and Comptroller to appropriate and expend an amount not to exceed \$150,000 in CIP-21-863.0, Balboa Park Deferred Maintenance and Matching Funds, Fund 102341, Regional Park Infrastructure Fund;

Amending Fiscal Year 2002 Capital Improvements Project Budget by increasing CIP-20-101.3, Mission Trails Regional Park - East Fortuna Equestrian Staging Area, Fund 102341, Regional Park Infrastructure Fund, by \$100,000;

Authorizing the City Auditor and Comptroller to appropriate and expend an amount not to exceed \$100,000 in CIP-20-101.3, Mission Trails Regional Park - East Fortuna Equestrian Staging Area, Fund 102341, Regional Park Infrastructure Fund;

Amending Fiscal Year 2002, Capital Improvements Project Budget by increasing CIP-29-550.0, Otay River Valley Athletic Complex, Fund 102341, Regional Park Infrastructure Fund, by \$100,000;

Authorizing the City Auditor and Comptroller to appropriate and expend an amount not to exceed \$100,000 in CIP-29-550.0, Otay River Valley Athletic Complex, Fund 102341, Regional Park Infrastructure Fund;

Amending Fiscal Year 2002 Capital Improvements Budget to add CIP-29-666.0, San Diego River Park Master Plan;

Amending Fiscal Year 2002 Capital Improvements Budget by increasing CIP-29-666.0, San Diego River Park Master Plan, Fund 102341, Regional Park Infrastructure Fund, by \$150,000;

Authorizing the City Auditor and Comptroller to appropriate and expend an amount not to exceed \$150,000 in CIP-29-666.0, San Diego River Park Master Plan, Fund 102341, Regional Park Infrastructure Fund.

CITY MANAGER SUPPORTING INFORMATION:

During the Fiscal Year 2002 Budget Deliberations held on June 18, 2001, \$500,000 was allocated within the Special Promotional Programs Budget to a Regional Park Infrastructure Improvement Fund. While there was discussion on June 18, 2001 about the potential allocation of these funds to five regional parks, no allocation was approved at that time.

It is proposed that the Regional Park Infrastructure Improvement Funds be allocated as follows:

Balboa Park - Deferred Maintenance/Matching Funds - \$150,000;

Mission Trails Regional Park - East Fortuna Staging Area - \$100,000;
Otay Valley - Otay Valley Regional Skateboard Park - \$100,000; and
San Diego River Park Master Plan - \$150,000.

Uberuaga/Irvine/DG

Aud. Cert. 2201144.

ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:

* ITEM-116: Sewer and Drainage Easement Vacation in Lot 6 Map No. 13125.

(Carmel Valley Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1600)

Vacating a portion of the sewer and drainage easement located within Lot 6 of Map No. 13125, to unencumber this property under the procedure for the summary vacation of public service easements, Section 8330 et seq. of the California Streets and Highways Code.

CITY MANAGER SUPPORTING INFORMATION:

City Council action is requested to vacate a sewer and drainage easement in Lot 6 of Map No. 13125 (Beecroft/Fisher Condominiums). This property is located in the Carmel Valley Planning area within Council District (1). This easement is on private property and has the sole purpose of allowing the City to construct and maintain sewer and drainage facilities within the easement. The public is granted no rights by this easement.

During the design phase of the condominium project, it was discovered that the foundation of one of the proposed buildings would encroach into this easement by approximately two feet. The easement does have a drainage system, but not within the area proposed to be vacated. There are no sewer facilities within this easement. The City Engineer has determined that there is no sewer and drainage need for the two feet portion of the easement and recommends its vacation. Vacating this portion of the easement will allow improved utilization of the property and reduce impacting the project design. The easement was acquired at no cost to the City. City staff recommends approval of the easement vacation.

FISCAL IMPACT:

None. All costs paid for by the applicant.

Ewell/Broughton/AKW

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

*ITEM-117: Drainage Easement Vacation in Parcel Map No. 18040.

(Mission Valley Community Area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1632)

Vacating the City's interest in drainage easement located within Parcel Map 184040 on Drawing Nos. 18808-1-B and 18808-2-B.

CITY MANAGER SUPPORTING INFORMATION:

City Council action is requested to vacate a drainage easement in Parcel 1 of Parcel Map No. 18040. This property is located in the Mission Valley Planning area within Council District 6. This easement is on private property and has the sole purpose of allowing the City to construct and maintain drainage facilities within the easement. The public is granted no rights by this easement. There are no drainage facilities within this easement. Because the design and improvements of the site provide a realigned drainage system within a new easement, the easement to be vacated is no longer needed.

The drainage easement was acquired at no cost to the City.

City staff recommends approval of the easement vacation.

Ewell/Broughton/AKW

ADOPTION AGENDA, CONSENT ITEMS
RESOLUTIONS:

- * ITEM-118: Appointment and Reappointment to the Local Enforcement Agency Hearing Panel.

(See memorandum from Mayor Murphy dated May 15, 2002 with resumes attached.)

MAYOR MURPHY'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1637)

Council confirmation of the following appointment and reappointment by the Mayor to serve as members of the Local Enforcement Agency Hearing Panel, for terms ending January 1, 2004:

<u>NAME</u>	<u>CATEGORY</u>
Pennie McLaughlin Carlos (Reappointment)	Legal
Steven South (Replacing Gary Stephany, whose term has expired)	Technical Expert

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS
ORDINANCES TO BE INTRODUCED:

- ITEM-200: San Diego City Employees' Retirement System - Amendments Relating to Deferred Option Retirement Plan.

RETIREMENT BOARD'S RECOMMENDATION:

Introduce the following ordinance:

(O-2002-140)

Introduction of an Ordinance amending Chapter 2, Article 4, of the San Diego Municipal Code by amending Division 14 by amending Sections 24.1401, 24.1402, 24.1403, 24.1404, 24.1405, 24.1406, 24.1407, 24.1408, and 24.1409, all relating to the San Diego City Employees' Retirement System.

SUPPORTING INFORMATION:

To allow DROP participants greater flexibility in how they receive their DROP monies when they retire.

To offer the greatest flexibility to DROP participants by allowing a DROP participant, at the end of his DROP participation period, to elect to receive the monies in his DROP account in any of the following forms: (1) in lump sum, (2) by making periodic withdrawals in amounts and at times that are not predetermined, or (3) as an annuity in equal amounts for the period of the individual's life expectancy.

To clarify that a member entering DROP must irrevocably select his retirement option and name his beneficiary for any survivor benefit before entering DROP.

To clarify that the amounts credited to the member's DROP account that are equal to his retirement benefit are determined based upon the member's selection of a retirement option and election of a beneficiary.

To clarify that the member's benefit level is frozen when the member enters DROP, based upon the member's Final Compensation, age, service and retirement option selection at the time of entering DROP.

To clarify that UPD members may participate in DROP and that their DROP benefits are the same as the DROP benefits for City participants, except that they are paid for by the UPD.

To clarify that UPD participants leaving DROP are not Health Eligible Retirees, and are not entitled to City-paid health insurance.

These proposed amendments will have no fiscal impact and will not affect any benefits that present Members are entitled to.

Grissom

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS
RESOLUTIONS:

ITEM-201: Two actions related to Miramar Ranch North Maintenance Assessment District.

(#17 Miramar Ranch North Community Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-1616)

Resolution of Intention to initiate proceedings for a ballot protest procedure for the Miramar Ranch North Maintenance Assessment District and to levy and collect Fiscal Year 2003 annual assessments.

Subitem-B: (R-2002-1618)

Preliminarily approving the Assessment Engineer's report.

CITY MANAGER SUPPORTING INFORMATION:

This action will increase the Fiscal Year 2003 assessments for Miramar Ranch North Maintenance Assessment District (District). The District was established in 1987. It currently provides maintenance for landscape medians, paved medians, landscaped right-of-ways, landscaped slopes, gutters, and "interpretive/pocket" parks within the District boundaries. At build-out, the District will maintain 2 acres of landscaped medians, 1.6 acres of paved medians, 19.3 acres of landscaped right-of-ways, 74.3 acres of sidewalks and curbs, 523.3 acres of open space and 7.8 acres of "interpretive/pocket" parks and a restroom at Miramar Overlook Park. On February 6, 2002 the Miramar Ranch North Planning Committee approved going to a ballot to: 1) raise the annual assessment per Equivalent Benefit Unit (EBU) from \$50.64 to \$52.90 in Zone 1 and from \$127.34 to \$229.82 in Zone 2 in FY2003 and, 2) provide funding for additional improvements within the District and their future maintenance.

	Est. Year End	
<u>DESCRIPTION</u>	<u>FY 2002</u>	<u>FY 2003</u>
BEGINNING BALANCE	\$ 182,967.00	\$ 232,255.00
REVENUE:		
Assessments	\$ 633,890.00	\$1,038,348.00
Interest	7,112.00	6,881.00
Damages Recovered	121,000.00*	0.00
City Contribution	<u>13,351.00</u>	<u>33,363.00</u>
TOTAL REVENUE	\$ 775,353.00	\$1,078,592.00
EXPENSE:		
Personnel	\$ 56,365.00	\$ 97,824.00
Contractual	361,000.00	415,569.00
Incidental	93,700.00	136,117.00
Utilities	<u>215,000.00</u>	<u>367,130.00</u>
TOTAL EXPENSE	\$ 726,065.00	\$1,016,640.00
ENDING BALANCE	\$ 232,255.00	\$ 294,207.00

* Anticipated one-time reimbursement for damage to District assets.

The proposed assessment for Fiscal Year 2003 is \$52.90 per Equivalent Benefit Unit (EBU) in

Zone 1, and \$229.824 per EBU in Zone 2. The District contains 6,441.41 EBU's: 2,498.43 EBU's in Zone 1 and 3,942.98 EBU's in Zone 2. The assessment is an increase of \$2.26 (a 4.4% increase) per EBU in Zone 1 from the FY2002 assessment of \$50.64 and an increase of \$102.48 (a 80.4% increase) per EBU in Zone 2 from the FY2002 assessment of \$127.34. The maximum authorized assessment is \$64.28 per EBU in Zone 1 and \$279.34 in Zone 2 indexed annually by the San Diego CPI-U. The assessment increase in Zone 2 is due to approximately double the acreage of medians, right-of-way, slopes adjacent to rights of way, open space, pocket parks and street medians being added to this area of the MAD from what was previously approved by property owner ballot in 1998.

FISCAL IMPACT:

It is proposed that the City contribute a total of \$13,653.00 from the Gas Tax Fund: \$12,736 for the maintenance of 70,754 sq. ft. of landscaped medians at \$0.18/sq. ft. and \$917 for maintenance of 70,515 sq. ft. hardscaped (paved) medians at \$0.013/sq. ft. In addition the City will contribute \$19,710 from the Environmental Growth Fund: \$13,935 for the maintenance of 523.30 acres of open space at \$26.63/acre, plus retroactive correction of FY2002 for \$5,775 for maintenance of 231 acres at \$25/acre. This represents the City's share of expenses incurred for maintenance of street medians comparable to similar areas throughout the City. All other costs are assessed to the District.

Herring/Medina/SY

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS RESOLUTIONS:

ITEM-202: Two actions related to First San Diego River Improvement Project Maintenance Assessment District.

(Mission Valley Community Area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-1574)

Resolution of Intention to initiate proceedings for a ballot protest procedure for the First San Diego River Improvement Project Maintenance Assessment District and to levy and collect Fiscal Year 2003 annual assessments.

Subitem-B: (R-2002-1621)

Preliminarily approving the Assessment Engineer's report.

CITY MANAGER SUPPORTING INFORMATION:

This action will increase the Fiscal Year 2003 assessments for First San Diego River Improvement Project Maintenance Assessment District (District). The District was established in 1987 to provide maintenance for the San Diego River earthen flood control channel, eight river islands inside the channel zone, and an approximately 20 foot wide buffer zone running along and adjacent to the channel embankments. District maintenance includes dredging to maintain the flow capacity of the river, revegetation, wildlife monitoring and reporting, landscaping, restoration of embankment erosion and trash removal. By ballot in 1998 the property owners capped their savings for a dredging reserve at \$440,000. Last year the City's Engineering department reported the flood control channel will require dredging in certain areas of the channel where sedimentation has built up beyond acceptable limits. The City staff has met throughout the year with the First San Diego River Improvement Project Maintenance Assessment District Committee (Committee) discussing the dredging requirements and the need to increase the funding through an assessment increase. The Committee approved processing a ballot protest proceeding to request the District property owners approving the increase and the proposed budget for FY 2003 on April 24, 2002.

	Est. Year End	
<u>DESCRIPTION</u>	<u>FY 2002</u>	<u>FY 2003</u>
BEGINNING BALANCE	\$ 590,328.00	\$ 552,972.00

OPERATING REVENUE:

Assessments	\$ 162,518.00	\$1,536,752.00
Interest	<u>27,102.00</u>	<u>27,000.00</u>
TOTAL REVENUE	\$ 189,620.00	\$1,563,752.00

OPERATING EXPENSE:

Personnel	\$ 42,966.00	\$ 45,418.00
Contractual	100,000.00	1,825,750.00
Incidental	39,933.00	60,393.00
Utilities	<u>44,850.00</u>	<u>45,184.00</u>
TOTAL EXPENSE	\$ 227,749.00	\$1,976,745.00
Ending Balance		
(Operating Reserve):	\$ 112,199.00	\$ 139,979.00
Continuing Appropriation		
(Dredging Reserve):	\$ 425,000.00	\$ 0.00

<u>Zone</u>	<u>FY 02 Assessment Per Benefit Area</u>	<u>FY 03 Assessment Per Benefit Area</u>	<u>Increase in Assessment from Fiscal Year 2001</u>	<u>Equivalent Benefit Area</u>
Aesthetics				
Zone 1	\$441.36	\$827.36	\$386.00 (87.5%)	113.01
Aesthetics				

Zone 2	\$220.68	\$413.68	\$193.00 (87.5%)	72.20
Flood Control	\$4,275.34	\$72,353.88	\$68,078.54 (1,592%)	19.12

The maximum authorized Aesthetics assessment is \$830.80/EBA in Zone 1, \$415.40/EBA in Zone 2 and Flood Control assessment is \$15,923.15/EBA indexed annually by the San Diego CPI-U.

FISCAL IMPACT:

All costs are assessed to the District.

Herring/Medina/SY

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS **RESOLUTIONS:**

ITEM-203: Two actions related to Scripps-Miramar Ranch Maintenance Assessment District.

(Scripps-Miramar Ranch Community Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-1612)

Resolution of Intention to initiate proceedings for a ballot protest procedure for the Scripps-Miramar Ranch Maintenance Assessment District and to levy and collect Fiscal Year 2003 annual assessments.

Subitem-B: (R-2002-1614)

Preliminarily approving the Assessment Engineer's report.

CITY MANAGER SUPPORTING INFORMATION:

This action will increase the Fiscal Year 2003 assessments for Scripps-Miramar Ranch Maintenance Assessment District (District). The District was established in May 1981. It currently provides maintenance for landscaped medians, open space areas, two ponds and oversees contracts for population based parks and the Scripps Ranch Library within the District Boundaries. In FY 2003 the District will maintain 15,468 sq. ft. of landscaped medians, 3,260 sq. ft. of hardscaped medians, 479 acres of open space areas and two ponds. The District will

also continue to oversee the contracts for the population based parks and the Scripps Ranch Library. Recently, the City Auditor and Comptroller's Office has reviewed General Fund transfers and recommended a retroactive adjustment be made for payments made to the District for its population based parks in FY 99, FY 00 and FY 01. This adjustment will be spread over a three year period beginning in FY 04. For the last few years the District has been over-spending its income, and financing the maintenance of its current service level by spending down its reserve. On January 8, 2002, the property owners representing Scripps-Miramar Ranch Maintenance Assessment District approved going to ballot of the District property owners to: 1) raise the annual assessment per Equivalent Benefit Unit (EBU) from \$84.00 to \$116.00 in FY 2003 and, 2) provide funding for additional improvements within the District and their future maintenance and, 3) revise the current apportionment methodology and determination of benefitting parcels within the District.

<u>DESCRIPTION</u>	<u>Est. Year End FY 2002</u>	<u>FY 2003</u>
BEGINNING BALANCE	\$ 4,484.00	\$ 0.00
REVENUE:		
Assessments	\$512,084.00	\$721,044.00
Interest	(1,000.00)	1,000.00
Transfer from the General Fund	177,328.00	168,989.00
City Contribution	<u>\$ 13,706.00</u>	<u>\$ 15,957.00</u>
TOTAL REVENUE	\$702,118.00	\$906,990.00
EXPENSE:		
Personnel	\$75,980.00	\$ 77,875.00
Contractual	504,274.00	556,604.00
Incidental	74,747.00	79,027.00
Utilities	<u>51,600.00</u>	<u>51,600.00</u>
TOTAL EXPENSE	\$706,601.00	\$765,106.00
ENDING BALANCE	\$ 0.00	\$141,884.00

The proposed assessment for Fiscal Year 2003 is \$116.00 per EBU in Zones 1, 2, 3 and 4. The District contains a total of 6,215.81 EBU's, with 855.85 EBU's in Zone 1, 4,592.52 EBU's in Zone 2, 767.44 EBU's in Zone 3 and 0.0 EBU's in Zone 4. The assessment is an increase of \$32.00 (a 38% increase) per EBU to each zone from the Fiscal Year 2002 assessment of \$84.00 per EBU. The property owners in Zone 4 are currently maintaining open space improvements along the south side of Pomerado Road in lieu of being billed an assessment.

FISCAL IMPACT:

It is proposed that the City contribute \$2,826 from the Gas Tax for maintenance of 15,468 sq. ft. of landscaped medians at \$0.18/sq. ft. and 3,260 sq. ft. of hardscaped medians at \$0.013/sq. ft. In addition, the City will contribute \$12,756 from Environmental Growth Fund for the maintenance of 479 acres of open space at \$26.63/acre and a one-time retroactive contribution of \$375 for the

maintenance of 4 acres at \$25/acre for three years (FY 00, 01 and 02). Additionally, a transfer of \$168,989 will be made from the General Fund. Park and Recreation Department will transfer \$160,867 for grounds maintenance of 36.93 acres of population-based parks at the City average cost of \$4,356/park acre. The Library Department will transfer \$8,122 for grounds maintenance of 2 acres at the Scripps Ranch Branch Library at the City's average cost of \$4,061/library acre. These City contributions and transfers represent the City's share of expenses for maintenance of similar areas throughout the City. All other costs are assessed to the District.

Herring/Medina/SY

PUBLIC NOTICES:

Items are listed under Public Notice as a matter of public record only. These items do not require Council action and there is no public testimony.

ITEM-250: Notice of Completion and Acceptance of Subdivision Improvement Agreement.

Notice is hereby given that the City Manager of the City of San Diego intends to file a "Notice of Completion and Acceptance of Subdivision Improvement Agreement" indicating that the improvements included in the Subdivision Improvement Agreement have been satisfactorily completed for the following subdivisions:

SUBDIVISION

Monarch Estates Unit No. 6

COMMUNITY AREA

Mira Mesa Community

The certification shall be recorded 15 days after the date this notice appears on the Council Docket or shortly thereafter. If any person wishes to object to the filing of this notice, such person should communicate the objection on or before that date to the Director or Planning and Development Review or to the Subdivision Engineer, City Operations Building, 1222 First Avenue (MS 507), San Diego, CA 92101.

PUBLIC NOTICES:

ITEM-251: SUBMISSION OF BALLOT PROPOSALS

City Council Policy 000-21 establishes the procedure for submittal of ballot proposals. The Council Policy states that members of the public shall submit proposals to the City Clerk, who then shall transmit them promptly to the Rules Committee for review and comment. The proposals must be submitted in time to allow the City Clerk to list on the Council Docket 127 days prior to the election the ballot proposals which have been referred back to Council

following Rules Committee review.

Therefore, the City Clerk's Office has established the following administrative guidelines for the November 5, 2002 election:

<u>DAY</u>	<u>DATE</u>	<u>DAYS BEFORE ELECTION</u>	<u>EVENT</u>
Friday	5/24/02	165	Last Date (10:00 a.m.) for public to submit ballot proposals to City Clerk for review by Rules Committee
Wednesday	6/05/02	153	Rules Committee review of ballot proposals
Monday	6/17/02	141	Council Docket (PUBLIC NOTICE) lists proposals referred by Rules Committee
Monday	6/24/02	134	Council adopts propositions for ballot; directs City Attorney to prepare ordinances
Monday	Through 7/22/02	to 106	
Monday	7/29/02	99	Council adopts ordinances prepared by City Attorney
Friday	8/09/02	88	Last day for City Clerk to file with Registrar of Voters all elections material
Thursday	8/22/02	75	Last day to file ballot arguments with City Clerk

If you have any questions, please contact the Office of the City Clerk, 533-4025.

ADOPTION AGENDA, HEARINGS
SPECIAL HEARINGS:

ITEM-330: Redevelopment Agency Proposed Fiscal Year 2003 Budget.

(Continued from the meeting of May 21, 2002, Item S504, at the request of Mayor Murphy, due to lack of time.)

(See City Manager Report RA-02-10/CMR-02-108.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-1620)

Accepting a loan repayment from the Redevelopment Agency in the amount of \$2,221,459 from the Mount Hope Redevelopment Project Area;

Authorizing the transfer of \$2,221,459 from the City of San Diego as an interest bearing loan to the Redevelopment Agency to be used in the proposed Fiscal Year 2003 project budget to augment the Central Imperial Redevelopment Project Area in the amount of \$1,241,459 and to augment the Southcrest Redevelopment Project Area in the amount of \$980,000;

Directing the City Auditor to record the \$2,221,459 as an interest-bearing loan to the Redevelopment Agency to be repaid as soon as practicable from tax increment or other appropriate revenues;

Authorizing the reprogramming of Community Development Block Grant Funds (CDBG) previously authorized for the Central Imperial Fund 98779/98779 (18536) in the amount of \$769,374 to augment Central Imperial (General) Fund 98770;

Authorizing the reprogramming of CDBG Funds previously authorized for the Southcrest Redevelopment Project Area Fund 98335 in the amount of \$445,000 to the Southcrest Redevelopment Project Area Fund 98330/97171.

NOTE: See the Redevelopment Agency Agenda of 6/4/2002 for a companion item.

ADOPTION AGENDA, HEARINGS

NOTICED HEARINGS:

ITEM-331: Summerwind Village Apartments.

Matter of approving, conditionally approving, modifying or denying a request to rezone the premises located on the southeast corner of Madden Avenue and Caulfield Drive from AR-1-1 Zone (Agriculture/Residential - 1 dwelling unit per lot) to RM-1-1 Zone (Residential/Multiple Unit - 1 dwelling unit per 3000 square feet of lot area) and a Site Development Permit (SDP)/Planned Development Permit (PDP) No. 40-1069 to construct ten, two-story apartment buildings for a total of 42 dwelling units. The rezone requires a Community Plan Amendment to the Otay Mesa-Nestor community plan for the site to change the land use

designation from Low Density Residential to Low-Medium Residential.

(PG&GP/CPA/RZ/PDP/SDP-40-1069. Otay Mesa/Nestor Community Plan area. District-8.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in subitems A and D; adopt the resolution in subitem C to grant the permit; and introduce the ordinance in subitem B:

Subitem-A: (R-2002-1645)

Adoption of a Resolution amending the Otay Mesa/Nestor Community Plan;

Amending the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

Subitem-B: (O-2002-146)

Introduction of an Ordinance changing a portion of a 3.34-acres site located at Madden Avenue south of Caulfield Drive, and west of Beyer Boulevard, within the Otay Mesa/Nestor Community Plan area, in the City of San Diego, California, from the AR-1-1 zone into the RM-1-1 (Multiple-Family Residential) zone, as defined by San Diego Municipal Code section 131.0406; and repealing Ordinance No. 10862 (New Series), adopted July 29, 1972, of the ordinances of the City of San Diego insofar as the same conflicts herewith.

Subitem-C: (R-2002-)

Adoption of a Resolution granting or denying Site Development/Planned Development Permit No. 40-1069, with appropriate findings to support Council action.

Subitem-D: (R-2002-1646)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration No. 40-1069 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of Community Plan Amendment, Rezone, Site Development Permit and Planned Development Permit

No. 40-1069 for Summerwind Village Apartments;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

OTHER RECOMMENDATIONS:

Planning Commission on May 2, 2002, voted 7 - 0 to approve; no opposition.

Ayes: Brown, Schultz, Anderson, Lettieri, Chase, Garcia, Steele

The Otay Mesa-Nestor Community Planning Group on November 14, 2001, voted 11-1-0 to recommended approval of this project.

SUPPORTING INFORMATION:

The proposed project is for a Planned Development Permit (PDP)/Site Development Permit (SDP)/Rezone (RZ) and a Community Plan Amendment (CPA) to allow the development of a 3.34-acre site into ten, four-unit buildings comprising of 42 attached, two-story multi-family residential units. The multi-family development will consist of 2 and 3 bedroom units ranging from approximately 1,100 square feet and 1,200 square feet. Each unit will include an attached 2-car garage and a private patio. The project also includes a swimming pool/spa, picnic and play area, five-foot privacy wall, landscape and hardscape improvements. The Community Plan Amendment would redesignate two-acres located at the corner of Caulfield Drive and Madden Avenue from Low Density Residential to Low-Medium Density Residential. To implement this action the site will be rezoned from Agriculture Residential (AR-1-1) to Multi-Family Residential (RM-1-1).

The following actions are recommended for approval.

1. Certify - Mitigated Negative Declaration No. 40-1069.
2. Planned Development Permit/Site Development Permit No. 40-1069 - To develop a vacant 3.34-acre site into ten, four-unit buildings comprising of 42 attached two-story multi-family residential units.
3. Community Plan Amendment - Amend the Otay Mesa-Nestor Community Plan to change the

land use designation from Low Density Residential to Low-Medium Residential on 2.0 acres.

4. Rezone - To rezone 3.34 acres from AR-1-1 (Agriculture Residential) to RM-1-1 (Multi-Unit Residential).

TRAFFIC IMPACT:

The project is estimated to generate approximately 250 average daily trips (ADT), 200 of which are estimated to occur on the nearby Interstate 5, which has an estimated near term plus project volume of 120,150 north of Coronado Avenue and 107,050 south of Coronado Avenue. There are no improvements currently programmed by Caltrans on Interstate 5 in the vicinity of the project. Project estimated to be completed within three years.

WATER QUALITY:

Section 401 Certification from the San Diego Regional Water Quality Control Board (RWQCB) would be required for impacts to the drainage that may significantly threaten or degrade water quality. Implementation of Best Management Practices (BMPs) are required in this project.

FISCAL IMPACT:

All costs associated with this project are paid by a deposit account by the applicant.

Loveland/Christiansen/WJZ

LEGAL DESCRIPTION:

The project is located east of Madden Avenue, south of Caulfield Drive and west of Beyer Boulevard in the Otay Mesa/Nestor Community Planning Area and is more particularly described as Section 27, T18S, R2W, San Bernardino Meridian, APN 630-010-10, and 630-010-12.

ADOPTION AGENDA, HEARINGS

NOTICED HEARINGS:

ITEM-332: Savon El Cajon Boulevard.

Matter of approving, conditionally approving, modifying or denying a Planned Development Permit/Street Vacation No. 1960 to demolish two retail business structures and a single dwelling unit; vacation of an alley; and construction of a 15,943 square-foot drugstore with single-lane drive-thru pharmacy on a 45,302 square-foot lot at 4404 El Cajon Boulevard in the Kensington-Talmadge Community of the Mid-City Communities Plan. The site lies within the CU-2-4 and CT-2-4 Zones, and is described as lots 1, 2, & 3 in Block 3 of the Orangewood subdivision, Map No. 1293; and the north 101.2 feet of Lots 1 & 2

of the Orchard Villa subdivision, Map 1332.

(No. 1960/PDP/Street Vacation, Mid-City Communities Plan Area, District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolution in subitem A; adopt the resolution in subitem B to grant the permit; and adopt the resolution in subitem C:

Subitem-A: (R-2002-1670)

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration No. 41-0589, on file in the Office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of Street Vacation and Planned Development Permit No. 5921;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2002-)

Adoption of a Resolution granting or denying Planned Development Permit No. 5921, with appropriate findings to support Council action.

Subitem-C: (R-2002-1671 Cor. Copy)

Adoption of a Resolution authorizing the vacation of the alley as more particularly

shown on Exhibit “B” and on Drawing 19602-B;

That this resolution shall not become effective unless and until Planned Development Permit No. 5291 is approved by the Council;

That the City Clerk shall cause a certified copy of this resolution, with Exhibit “B” and Drawing No. 19602-B, attested by him under seal, to be recorded in the office of the County Recorder.

OTHER RECOMMENDATIONS:

Planning Commission on April 25, 2002, voted 4-0 to approve; no opposition.

Ayes: Anderson, Lettieri, Schultz, Butler
Not present: Garcia, Brown

The Kensington-Talmadge Planning Committee has recommended approval of this project.

SUPPORTING INFORMATION:

This is a request for a Planned Development Permit/Street Vacation to demolish two retail-business structures and a single-family residence, vacate an alley located within the project development and construct a 15,943 square-foot drugstore with a single-lane drive-through pharmacy. The project site is zoned CU-2-4 (commercial central urbanized, heavy commercial and limited industrial uses with residential uses) in the Central Urbanized Planned District. Council is asked to vacate an existing paper alley which spans approximately one half of the project property easterly from 44th Street. The alley is no longer needed for public access and is entirely contained within the development. Its vacation is consistent with the General Plan.

The project complies with all applicable regulations of the Municipal Code in effect at the time of project submittal. No variances are requested. The zone limits the maximum setback to 10 feet for 70 percent of the lot’s street frontage. As the building is set back to allow for parking, the project exceeds these maximums on 44th Street and Highland Avenue. The site is T-shaped and oriented toward the El Cajon Boulevard and this constrains the developable area. Staff’s analysis has determined that this orientation and resulting parking pattern results in a better design for this type of development at this intersection, and support this deviation.

TRAFFIC IMPACT:

The project is estimated to generate 909 average daily trips. The project impact on the surrounding streets is minimal, and no street improvements are required for this project.

FISCAL IMPACT: None with this action.

Ewell/Christiansen/MED

LEGAL DESCRIPTION:

The project site is located at 4404 El Cajon Boulevard in the Kensington-Talmadge Community of the Mid-City Communities Planning Area and is more particularly described as Lots 1, 2, & 3 in Block 3 of the Orangewood subdivision, Map No. 1293; and the north 101.2 feet of Lots 1 & 2 of the Orchard Villa subdivision, Map 1332.

NOTE: This matter is expected to be continued. In the event the City Council continues the matter to a date certain, additional notices may not be sent.

ADOPTION AGENDA, HEARINGS
NOTICED HEARINGS:

ITEM-333: Caltrans Street Vacation.

Matter of approving, conditionally approving, modifying or denying Parcel map including street vacations and an agreement for street vacations and construction of public improvements. Caltrans is requesting Council approval for a consolidation of lots and street vacations of four streets that terminate on existing Caltrans property within the Old Town area. The subject property is located north of Taylor Street, south of Interstate 8, east of the Amtrak/Coaster/Metropolitan Transit Development Board railroad tracks and west of Interstate 8 on-ramp from Morena Boulevard. The lots are to be consolidated and streets are to be vacated because of a future office building and parking lot project proposed by Caltrans that will be developed on the site. The streets to be vacated are Juan Street (north of Taylor Street), Rosecrans Street (west of Sunset Street), Sunset Street (north of Rosecrans Street), and Gaines Street (east of the existing railroad tracks). As part of this action, Caltrans is required to provide certain public improvements; including the construction of a cul-de-sac at the eastern terminus of Rosecrans Street; the widening of Sunset Street; the modification of the traffic signal at Taylor Street and Juan Streets; and the abandonment or relocation of public utilities. Included in the street vacation action is an off-site portion of Rosecrans Street to be vacated. As a result of the required improvement to construct a cul-de-sac at the end of Rosecrans, a remnant, unusable portion of Rosecrans Street would remain. Vacating this portion of Rosecrans Street will eliminate leaving the remnant part of this unusable street.

(See City Manager Report CMR-02-126. SV-1424. Old Town Community Plan Area. District-2.)

Ewell/Christiansen/MED

ADOPTION AGENDA, HEARINGS

NOTICED HEARINGS:

ITEM-334: Expansion of YMCA on Friars Road.

Matter of the appeal by the River Valley Preservation Project and the Sierra Club of the decision by the Planning Commission in approving an application for a Conditional Use Permit/Site Development Permit-40-0596 (5244) (amending Conditional Use Permit-91-0215) and Multi-Habitat Planning Area (MHPA) Boundary Adjustment to modify an existing YMCA facility on an 8.3-acre site leased from the City of San Diego by demolishing 2,801 square feet and renovating 7,913 square feet of building area, adding 24,372 square feet of building area, and adding a 50-meter pool, removing three tennis courts and an in-line hockey rink, and adding 146 paved parking stalls within two surface parking areas at 5505 Friars Road in Mission Valley. The site lies within the RS-1-1, OF-1-1 Zones, Mission Valley Community Plan (Lot 1101, Pueblo Lands Map No. 195774).

(See City Manager Report CMR No. 02-129. SDP/CUP/DEVIATION-5244/MHPA Boundary Adjustment/MND LDR No.-40-0596. Mission Valley Community Plan area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolution in subitem A; and adopt the resolution in subitem B to deny the appeal and grant the permit:

Subitem-A: (R-2002-1679)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration LDR No. 40-0596 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of Site Development/Conditional Use Permit No. 40-0596 (Amending Conditional Use Permit No. 91-0215) and Multi-Habitat Planning Area [MHPA] Boundary Adjustment for the YMCA of San Diego, Mission Valley Branch;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study

and therefore, that the Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2002-)

Adoption of a Resolution granting or denying the appeal and granting or denying Conditional Use/Site Development/Deviation Permit No. 5244, with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission on April 4, 2002, voted 5 - 0 to approve; was opposition.

Ayes: Lettieri, Schultz, Anderson, Schultz, Brown
Not present: Butler

The Mission Valley Unified Planning Organization on December 6, 2000, voted 16-0-0 to recommend approval of this project.

CITY MANAGER SUPPORTING INFORMATION:

The project before the City Council is an appeal of the Planning Commission's decision to approve a Conditional Use Permit (CUP)/Site Development Permit (SDP) and a Multi-Habitat Planning Area (MHPA) Boundary Adjustment and to certify the associated MND No. LDR 40-0596. The project was approved by the Planning Commission on April 4, 2002 and was appealed by the River Valley Preservation Project and the Sierra Club. The project is located at 5505 Friars Road in Mission Valley on an 8.3-acre site leased from the City of San Diego and contains an existing YMCA, built in 1981. The project proposes to modify the existing facility by demolishing 2,801 square feet of space and renovating 7,913 square feet of building area, adding 24,372 square feet of building area, adding a 50-meter pool, removing three tennis courts and an in-line hockey rink, and adding 146 paved parking stalls within two surface parking areas.

The project is located within the RS-1-1 (Residential Single Unit) and OF-1-1 Zones (Open Space Floodplain) in the Mission Valley Community Planning Area. As the site contains Environmentally Sensitive Lands (ESL) a Site Development Permit is required per Section 143.0110 of the Land Development Code (LDC). The CUP would amend existing Conditional Use Permit 91-0215 approved by Planning Commission on January 10, 1980 which permitted the original YMCA facility, and proposes to allow a 13-foot front yard setback where 25 feet is

required.

FISCAL IMPACT:

The cost of processing this project is paid for by the applicant by deposit account.

Ewell/Christiansen/MED

LEGAL DESCRIPTION:

The project site is located at 5505 Friars Road, within the Mission Valley Community Planning Area.

ADOPTION AGENDA, HEARINGS

NOTICED HEARINGS:

ITEM-335: La Jolla Community Plan & Local Coastal Program & Associated Documents & Actions.

(Continued from the meeting of May 21, 2002, Item 331, at the request of Councilmember Peters, for report from City Manager and staff.)

Matter of approving, conditionally approving, modifying or denying the April 2002 Draft of the La Jolla Community Plan and Local Coastal Program Update, the April 2002 Draft La Jolla Public Facilities Financing Plan, the associated rezones, and the associated amendments to the Progress Guide and General Plan as well as considering for certification the addendum LDR-40-0747 to EIR DEP-92-0199 and rescission of the 1976 La Jolla Community Plan (amended in 1988), the 1972 La Jolla Shores Precise Plan (amended in 1976), the 1983 La Jolla - La Jolla Shores Local Coastal Program, the 1995 La Jolla Community Plan and the 1980 Fay Avenue Plan.

The La Jolla Community Plan and Local Coastal Program and other associated actions are located in part in the Coastal Zone, therefore the City Council's decision requires amending the City's Local Coastal Program. As a result, the final decision on this La Jolla Community Plan and Local Coastal Program Update and other associated actions will be with the California Coastal Commission. The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment. If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Planning Department, 202 "C" Street, Fourth Floor, San Diego, CA 92101 Attn: Michael Tudury, Senior Planner before the close of the City Council public hearing. If you wish to challenge the

City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

(See City Manager Report CMR-02-111. La Jolla Community Plan Area. Districts-1 & 2.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in Subitems A, B, C, and D; and introduce the ordinance in subitem E:

Subitem-A: (R-2002-1546 Cor. Copy)

Adoption of a Resolution certifying that the information contained in Addendum LDR-40-0747 Environmental Impact Report No. 92-0199 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council;

Based upon the initial Study and any comments received, the City Council finds that there is no substantial evidence that the project will have a significant effect on the environment other than those identified in previous EIR-92-0199, and said Addendum has been approved.

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2002-1547)

Adoption of a Resolution approving the comprehensive update of the La Jolla Community Plan and Local Coastal Program Land Use Plan, and rescinding the 1976 and 1995 La Jolla Community Plans, the 1972 La Jolla Shores Precise Plan, the 1983 La Jolla - La Jolla Shores Local Coastal Program and the 1980 Fay Avenue Plan;

That the Council adopts associated amendments to City of San Diego Progress

Guide and General Plan and the Local Coastal Program to incorporate the updated La Jolla Community Plan and Local Coastal Program Land Use Plan;

That the La Jolla Community Plan and Local Coastal Program Land Use Plan are not effective until unconditionally certified by the California Coastal Commission as a Local Coastal Program amendment;

That the City Manager is directed to forward to the Coastal Commission the amendments required to be certified as Local Coastal Program amendments.

Subitem-C: (R-2002-1518)

Adoption of a Resolution approving the La Jolla Public Facilities Financing Plan.

Subitem-D: (R-2002-1519)

Adoption of a Resolution rescinding the existing La Jolla Development Impact Fees (DIF);

That the DIF fee schedule contained in the La Jolla Public Facilities Financing Plan Fiscal Year 2002 is declared to be an appropriate and applicable DIF fee schedule for all properties within the La Jolla Community Planning Area;

That the Docket Supporting Information (including City Manager Report CMR-02-111) and the text contained in the La Jolla Public Facilities Financing Plan are incorporated by reference into this resolution as support and justification for satisfaction of findings required pursuant to California Government Code sections 66001(a) and 66001(b) for imposition of DIFs. Specifically, it is determined and found that this documentation:

1. Identifies the purpose of the DIF;
2. Identifies the use to which the DIF is to be put;
3. Demonstrates how there is a reasonable relationship between the DIF's use and the type of development project on which the DIF is imposed;
4. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the DIF is imposed.

Subitem-E: (O-2002-138 Cor. Copy)

Introduction of an Ordinance changing a single property of 0.18 acre (7936 sq. ft.) located at 1252 Cave Street as shown on Drawing B-4170, a single property of 0.16 acre (7274 sq. ft.) located at 5779 La Jolla Boulevard as shown on Drawing

B-4174, 28 properties located in the Muirlands Terrace, Unit 1 Map 2523 Por. Lots 1 and 2, Muirlands Terrace Unit 2, Map 3051 (P.M.16924) Lots 49-62, Muirlands Village Unit 1, Map 3081, subdivisions as shown on Drawing B-4184, and various City-owned properties located within the La Jolla Community Plan area, as shown on Drawing C-914 all within the La Jolla Community Plan area, from the LJ-1 Zone (Cave St.), the CC-3-5 Zone (La Jolla Blvd.), the RS-1-5 Zone (Muirlands), and zones L-SF, L-PP, L-PRF, L-CC, RS-1-1, RS-1-5, RS-1-7, RM-1-1, LJ-1, LJ-5, LJ-6 (Various City-owned properties per C-914) into the RM-3-7 Zone (Cave St.), the La Jolla Planned District LJ-4 Zone (La Jolla Blvd.), and the RS-1-4 Zone (Muirlands) as defined by San Diego Municipal Code sections 103.0301 (La Jolla Shores Planned District Ordinance), 103.1201 (La Jolla Planned District Ordinance), 131.0201 (Open Space), 131.0401 (Residential), 131.0501 (Commercial), respectively; and repealing Ordinance Nos. O-18430, adopted 09/08/97 (Cave St.); O-15342, adopted 09/22/80 (La Jolla Blvd.); O-12176, adopted 10/19/77 (Muirlands); and O-15567, adopted 08/17/81; O-7670, adopted 12/31/57; O-18168, adopted 03/20/95; O-12177, adopted 10/19/77; O-4059, adopted 05/24/49; O-13294, adopted 08/31/31; O-12176, adopted 10/19/77; O-12643, adopted 05/15/79; O-3858, adopted 09/07/48; O-16608, adopted 03/17/86; O-16627, adopted 04/21/86; and O-13455, adopted 02/15/32 (various City-owned properties per C-914), insofar as the same conflict therewith.

OTHER RECOMMENDATIONS:

Planning Commission on December 6, 2001, voted 5 - 1 to recommend approval with conditions; was opposition.

Ayes: Butler, Garcia, Anderson, Lettieri, Brown

Nays: Stryker

Not present: Schultz

The La Jolla Community Planning Association has recommended denial of this project.

CITY MANAGER SUPPORTING INFORMATION:

The La Jolla Community Plan and Local Coastal Program Land Use Plan is the City of San Diego's adopted statement of policy for growth and development of the La Jolla community planning area for the foreseeable future. The plan proposes specific goals, policies and strategies regarding the future preservation, use and development of land within La Jolla and identifies how the use and development of that land will affect current levels of public services and facilities.

FISCAL IMPACT:

The April 2002 draft Public Facilities Financing Plan identifies total project costs for public facilities of \$98,641,898 to be used as the base for calculation of development fees.

LEGAL DESCRIPTION:

The La Jolla Community Planning area encompasses approximately 4,680 acres of land located within the mid-coastal region of the City.

ENVIRONMENTAL IMPACT:

The City of San Diego as Lead Agency, has prepared a final Addendum to an Environmental Impact Report EIR-92-0199 (SCH-92071032) for the proposed project pursuant to Section 15164 of the State CEQA Guidelines. Based upon a review of the current project, it had been determined that there are no new significant environmental impacts not considered in the previous EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance to the project.

The previous Final EIR No. 92-0199 for the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates, dated July 12, 1993, concluded that the Plan update for La Jolla would result in significant and unmitigated impacts to traffic and circulation (direct and cumulative), air quality (direct and cumulative), geology and soils, biology, cultural resources, hydrology and water quality (direct and cumulative), and noise (direct and cumulative). In addition, the EIR concluded that some of these impacts would be mitigated during future, site-specific CEQA review for development proposals requiring subsequent discretionary permits. Mitigation measures were adopted with the certification of the Final EIR and are still applicable to this current update project.

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT



THE CITY OF SAN DIEGO **MANAGER'S REPORT**

DATE ISSUED: May 15, 2002

REPORT NO. RA-02-10
CMR-02-108

ATTENTION: Honorable Chair and Members of the Redevelopment Agency/
Honorable Mayor and Members of the City Council
Docket of May 21, 2002

SUBJECT: Redevelopment Agency Fiscal Year 2003 Proposed Budget

SUMMARY

Issues -

- 1) Should the Redevelopment Agency approve:
 - a) the Fiscal Year 2003 Proposed Budget for projects administered by the Centre City Development Corporation (CCDC)?
 - b) the Fiscal Year 2003 Proposed Budget for projects administered by the Southeastern Economic Development Corporation (SEDC)?
 - c) the Fiscal Year 2003 Proposed Budget for projects administered by the Redevelopment Division of the Community and Economic Development Department?
 - d) the Fiscal Year 2003 administration budget for the Centre City Development Corporation (CCDC)?
 - e) the Fiscal Year 2003 administration budget for the Southeastern Economic Development Corporation (SEDC)?
- 2) With respect to SEDC's Fiscal Year 2003 Proposed Budget, should the Redevelopment Agency take the following actions:
 - a) authorize a loan repayment to the City of San Diego in the amount of \$2,221,459 from the Mount Hope Redevelopment Project area?

- b) accept a transfer of \$2,221,459 from the City of San Diego as an interest bearing loan to be used in the proposed FY 2003 Project budget for implementation costs to augment the Southcrest and Central Imperial Redevelopment Project Areas associated with the repayment to the City of San Diego which partially reimbursed outstanding CDBG loans to the Central Imperial, Mt. Hope and Gateway Center West Redevelopment Project Areas?
- c) direct the City Auditor to record the \$2,221,459 as an interest-bearing loan from the City of San Diego to be repaid as soon as practicable from tax increment or other appropriate revenues?

3) With respect to SEDC's Fiscal Year 2003 Proposed Budget, should the City Council take the following actions:

- a) accept a loan repayment to the City of San Diego in the amount of \$2,221,459 from the Mt. Hope Redevelopment Project Area?
- b) direct the City Auditor to record the \$2,221,459 as an interest bearing loan to the Redevelopment Agency to be repaid as soon as practicable from tax increment or other appropriate revenues?
- c) authorize the transfer of \$2,221,459 from the City of San Diego as an interest bearing loan to be used in the proposed Fiscal Year 2003 project budget to augment the Central Imperial (\$1,241,459) and Southcrest (\$980,000) Redevelopment Project Areas?
- d) authorize the reprogramming of CDBG funds from Central Imperial Fund No. 98779/98779 (18536) in the amount of \$769,374 to augment Central Imperial (General) Fund No. 98770?
- e) authorize the reprogramming of CDBG funds from Southcrest Project Area (Fund 98335) in the amount of \$445,000 to Southcrest Project Area (Fund 98330/97171)?

Executive Director's Recommendation -

1) Approve the Redevelopment Agency Fiscal Year 2003 Proposed Budget for projects administered by the Centre City Development Corporation (CCDC), the Southeastern Economic Development Corporation (SEDC), and the Redevelopment Division of the Community and Economic Development Department, and the Fiscal Year 2003 administration budgets for CCDC and SEDC.

2) Authorize a loan repayment to the City of San Diego in the amount of \$2,221,459 from the Mount Hope Redevelopment Project area, and accept a transfer of \$2,221,459

from the City of San Diego to be recorded as an interest bearing loan to be used in the proposed FY 2003 Project budget for implementation costs to augment the Southcrest and Central Imperial Redevelopment Project Areas associated with the repayment to the City of San Diego which partially reimbursed outstanding CDBG loans to the Central Imperial, Mt. Hope and Gateway Center West Redevelopment Project Areas.

City Manager's Recommendation -

3) Accept a loan repayment to the City of San Diego in the amount of \$2,221,459 from the Mt. Hope Redevelopment Project Area, direct the City Auditor to record the \$2,221,459 as an interest bearing loan to the Redevelopment Agency to be repaid as soon as practicable from tax increment or other appropriate revenues, authorize the transfer of \$2,221,459 from the City of San Diego as an interest bearing loan to be used in the proposed Fiscal Year 2003 project budget to augment the Central Imperial (\$1,241,459) and Southcrest (\$980,000) Redevelopment Project Areas, and authorize the reprogramming of CDBG funds from Central Imperial Fund No. 98779/98779 (18536) in the amount of \$769,374 to augment Central Imperial (General) Fund No. 98770, and the reprogramming of CDBG funds from Southcrest Project Area (Fund 98335) in the amount of \$445,000 to Southcrest Project Area (Fund 98330/97171).

Other Recommendations - At their meetings of April 17 and April 24, 2002, the CCDC and SEDC Board of Directors voted to recommend to the Redevelopment Agency approval of the CCDC and SEDC Fiscal Year 2003 Budgets.

Fiscal Impact - The Redevelopment Agency Proposed Fiscal Year 2003 Budget totals \$128.6 million. In addition, \$77.3 million in appropriations will continue from the current fiscal year, for a grand total of \$205.9 million. The Agency's activities are financed through tax increment revenue, bond and developer proceeds, interest, rent, loans from the City and grants from other agencies.

BACKGROUND

Direction was given this year to incorporate the budgets of the City's agencies and related entities into the City's annual budget process, which included the presentation of all of these budgets to the Mayor and City Council in the City Manager's Proposed Budget on May 6. For the first time, the Redevelopment Agency budget is included in the City Manager's Proposed Budget Document, in Volume 6. In the past, the Agency budget had been produced separately.

The City's budget process calls for budget hearings to be held during the month of May, with the resulting direction from the Mayor and City Council incorporated into the Annual Appropriation Ordinance, which is brought back for adoption typically the last week of July.

It is recommended that the Fiscal Year 2003 Redevelopment Agency budget be approved

following the review at this meeting, as typically has been the case in the past, to allow for funding needs and additional appropriations to be authorized that will be immediately required.

The Proposed Fiscal Year 2003 Redevelopment Agency Budget will support activities in the fifteen redevelopment project areas and three study areas administered for the Agency by Centre City Development Corporation, Southeastern Economic Development Corporation, and the City's Redevelopment Division of the Community and Economic Development Department (City Redevelopment).

Agency Organization

The City Council is the Board of Directors of the Redevelopment Agency; the City Manager is the Executive Director. Project implementation for the Agency is provided by three organizations:

- ! Centre City Development Corporation (CCDC)
- ! Southeastern Economic Development Corporation (SEDC)
- ! Redevelopment Division of the City's Community and Economic Department

Centre City Development Corporation

In 1975, the City Council established the Centre City Development Corporation as a non-profit public corporation to implement redevelopment projects in the downtown area. The Corporation is governed by a seven-member Board of Directors appointed by the City Council. CCDC administers the Centre City and Horton Plaza project areas and reports to the Council on such matters.

Southeastern Economic Development Corporation

The Southeastern Economic Development Corporation was established as a non-profit corporation by the City Council in 1981 and is governed by a nine-member Board of Directors appointed by the City Council. SEDC also carries out projects for the City in Southeast San Diego and reports to the Council on such matters.

SEDC administers four adopted project areas, and one study area:

- ! Central Imperial
- ! Gateway Center West
- ! Mount Hope
- ! Southcrest
- ! Dells Imperial Study Area

City Redevelopment

The Redevelopment Division manages nine redevelopment project areas, and two survey areas. The division also performs general administration for the Redevelopment Agency, coordinating budget and State reporting requirements and maintaining the Agency's meeting docket, official records, and website.

The project areas managed by the division include:

! Barrio Logan	! Naval Training Center
! City Heights	! North Bay
! College Community	! North Park
! College Grove	! San Ysidro
! Linda Vista	

City Redevelopment also oversees the Crossroads Survey Area, which is in the midst of the plan adoption process, with project area committee formation underway. The Market Street Industrial Park project was terminated in December 2000 as it had reached its established limit of tax increment and the plan objectives had been achieved. Interest remains high for the ongoing expansion of the Barrio Logan project area for it to be a viable project area in to the future.

DISCUSSION

Fiscal Year 2003 revenue totals \$128.6 million, and \$77.3 million is revenue carried over from the prior year for multi-year projects, for a grand total of \$205.9 million. Due to the size and scope of many redevelopment projects, revenues are received in one year and expended over the course of two to three years. Sources of revenues include tax increment, interest and rents, bond proceeds, developer proceeds, and loans and grants to the Agency from the City and other agencies.

Redevelopment Agency Fiscal Year 2003 Revenue (In Thousands)

Tax Increment	\$48,286
PY Tax Increment	2,893
Bond Proceeds	32,900
Re loans	2,866
Interest/Rent	10,841
Developer Proceeds	19,382
<u>Other</u>	<u>11,484</u>
Total FY 2003 Revenue	\$128,652
<u>FY 2002 Carryover</u>	<u>77,280</u>
Total Project Revenue	\$205,932

The Agency's largest source of revenue is tax increment, which is generated from the growth in the assessed value within each project area. The Fiscal Year 2003 budget includes \$48.3 million in tax increment revenue. The Agency has statutory and contractual obligations that dictate the use of portions of the tax increment revenue it receives: 1) California redevelopment law requires the Agency to set-aside 20% of the tax increment revenue that it receives from each project area for low and moderate income housing projects; 2) Some project areas that were adopted prior to 1994 are subject to tax-sharing agreements with the school districts, the County, and other impacted taxing entities within the project area; and 3) Project areas adopted since January 1,

1994 are subject to a statutory, three-tiered tax-sharing formula, which for the first ten years results in 20% of tax increment to be allocated to the taxing agencies in those project areas.

Gross tax increment generated in FY 2003 is estimated at \$48.3 million. A significant amount of this revenue is committed to low and moderate income housing set-asides, tax-sharing agreements/requirements, and debt service and loan repayments. After these obligations are met, net tax increment available to the Agency for public and private development in Fiscal Year 2003 will be approximately \$10.3 million, just over 21% of the tax increment received.

FY 2003	
Net Tax Increment	
(In Thousands)	
Tax Increment	\$48,286
Less:	
Housing Set-aside	\$9,350
Tax-Sharing Agreements	\$4,066
Debt Service	\$24,594
<u>Subtotal</u>	<u>\$38,010</u>
Net Tax Increment	\$10,276

In addition to tax increment, the Agency will receive approximately \$32.9 million from the proceeds of the proposed sale of tax allocation bonds/parking revenue bonds for the Centre City, Mount Hope and San Ysidro project areas, with \$19.4 million estimated to be received from developers, \$10.6 million from interest earnings and rent, and \$2.87 million in reloans from the City. Other revenue of \$11.48 million includes adjustment for prior year revenues with an additional \$77.3 million in funds previously programmed and authorized for expenditure in previous years.

Fiscal Year 2003 expenditures total \$205.9 million. Of the total, \$126.5 million is allocated to capital projects, \$24.5 million is allocated to low and moderate income housing projects, \$10.85 million to administration (including legal and planning efforts), with \$5.9 million allocated to tax-sharing agreements/requirements, \$31.66 million to be appropriated for debt service and loan repayments, and \$6.4 million to be reserved for bond requirements.

Affordable Housing

Redevelopment Law requires the Agency to set-aside 20% of the tax increment revenue from each project area into a separate fund for low and moderate income housing. In Fiscal Year 2002, the 20% set-aside amount is estimated to reach almost \$8.5 million. An additional \$9.4 million is estimated to be received in Fiscal Year 2003. The Agency has obligations for low income housing beyond the 20% set-aside. At least 15% of all new housing within a redevelopment project area must be restricted to low and moderate income households, and all low and moderate income housing units demolished as part of a redevelopment project within a project area must be replaced by the Agency, one for one, within four years. The Agency leverages the 20% set-aside with additional funds to meet this requirement. If new market rate housing or commercial development removes low and moderate income housing as part of the

redevelopment program, replacement and inclusionary requirements must be met.

The Committee on Land Use and Housing held a meeting in April 2002 to discuss affordable housing and possible strategies to address the growing needs. One identified funding mechanism is the use of the Redevelopment Agency housing funds and the leveraging of these funds with a potential bond issuance to provide resources for this purpose. Housing funds from all of the project areas may be used to address affordable housing needs, in conjunction with other financing tools. The Agency organizations are working together to identify potential projects and structuring financing options to make the best use of available funds in the most cost-effective manner.

While the proposed budget for the Agency does not include the proceeds of a proposed bond issuance for this purpose, work will be done to identify policy issues and to bring forward estimates of project costs and potential funding mechanisms that will contribute towards a comprehensive strategy to address affordable housing needs. Amendments to the budget at a later date may be necessary to carry out possible options.

Regional Revolving Loan Fund

The Community and Economic Development Department, together with the Redevelopment Agency, are in the process of developing a San Diego Regional Revolving Loan Fund. The City has been officially invited by the Economic Development Administration (EDA) to apply for, and expects to be successful in receiving, grant funds in the amount of \$1.2 million, that when matched by funds from the City and other jurisdictions, will provide a \$2.4 million revolving loan fund. The proposed partner cities of Chula Vista, National City, and Imperial Beach may each contribute funds to allow for participation of businesses in their jurisdictions. In order to demonstrate to EDA that sufficient matching funds will be available, the proposed budget for the Redevelopment Agency includes the ability of various project areas to repay City loans in order for the City to have matching funds available. CCDC is in the process of taking actions to also contribute to the proposed program to allow for business participation in the Centre City area.

Actual loan repayments to the City from each project area will be dependent on the approval of the revolving loan fund program by the City Council and the actual receipt of grant funds, and for approved loan projects to be in, or in the vicinity of, the project area that is providing the matching funds. Each loan will be approved on an individual basis depending on availability of funds and the particular Council District's prior approval to proceed. These "place holder" matching funds would in no way affect the Agency's bonding capacity or ability to complete existing or planned projects.

SEDC City Loans/Reloans

The funding sources for the CDBG loan repayment of \$2,221,459 are derived from tax allocation bond proceeds generated in Mt. Hope Project area. The proposed loan of \$2,221,459 would partially reimburse outstanding CDBG loans to the Mt. Hope Project area. It is requested that the Agency borrow back the total amount of \$2,221,459 to augment the Southcrest and Central Imperial Redevelopment Project Areas. It should be noted that whenever SEDC receives CDBG

funds from the City of San Diego CDBG Annual Allocation, the funding is recorded as debt by the Agency. Repayment of CDBG loans is a financing mechanism allowed under Redevelopment law. The above-mentioned funds will be used in the FY 2003 Program Budget for project implementation costs, planning and administration, City services, redevelopment, legal services, environmental, financial services and construction of public improvements.

<u>USES</u>	<u>FUND NO.</u>	<u>AMOUNT</u>
Southcrest - National City Mitigation	983344	\$ 480,000
Southcrest - Linear Park	98335	500,000
Central Imperial - Imperial Marketplace	98780	450,000
Central Imperial - Valencia Business Park Rehab.	98779/98779x	<u>791,459</u>
	Total Reloans	<u>\$2,221,459</u>

Administration

Administration expenses include staff and non-personnel expenses in addition to consultant fees and payments to the City for General Government Services, Attorney and Auditor Services, as well as for City staff charges related to Planning and Development Review for work related to Redevelopment Agency projects. The Agency reimburses the City for Redevelopment staff services, and SEDC and CCDC cover a portion of the administration expenses incurred by City Redevelopment for coordinating Agency-wide activities, and also pay their respective portions for work done on their behalf by other City departments.

The administration budgets of each of the corporations are included with their memoranda to the Agency in the materials attached to this report. Also attached are project budget details, including objectives and accomplishments included with the materials for each respective entity.

CONCLUSION

The Redevelopment Agency Proposed Fiscal Year 2003 Budget totals \$128.6 million. In addition, \$77.3 million in continuing appropriations will carry over from the current fiscal year, bringing the total authorized funds to \$205.9 million. The Agency's activities are financed from tax increment revenue, bond and developer proceeds, interest, rent, loans from the City and grants from other agencies. Revenues to be received by the Agency are expected to increase, though with commensurate expectations related to project activities and needs. In the coming fiscal year, gross tax increment revenue, one of the primary sources of funding for redevelopment activity, is expected to increase by \$8.7 million from Fiscal Year 2002.

Respectfully submitted,

Carolyn Y. Smith
SEDC President

Peter J. Hall
CCDC President

Approved: Hank Cunningham
Assistant Executive Director

Todd Hooks
Deputy Executive Director

Approved: Bruce Herring
Deputy City Manager

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

ATTACHMENTS

1. Redevelopment Agency Fiscal Year 2003 Budget Summary
2. CCDC Fiscal Year 2003 Proposed Project and Administrative Budget
3. SEDC Fiscal Year 2003 Proposed Project and Administrative Budget
4. City Redevelopment Fiscal Year 2003 Proposed Project Budget

Due to the size of the attachments, distribution is limited. Copies of the attachments may be viewed at the office of the City Clerk, or the Redevelopment Agency.



THE CITY OF SAN DIEGO **MANAGER'S REPORT**

DATE ISSUED: May 15, 2002 REPORT NO. 02-111

ATTENTION: Honorable Mayor and City Council
Docket of May 21, 2002

SUBJECT: La Jolla Community Plan And Local Coastal Program
And Associated Documents and Actions

REFERENCE: Report to the Planning Commission No. P-01-186
La Jolla Community Plan and Local Coastal Program Update

SUMMARY

Issues: Should the City Council adopt the April 2002 Draft of the *La Jolla Community Plan and Local Coastal Program Land Use Plan*, the April 2002 Draft *La Jolla Public Facilities Financing Plan* and the associated Rezones and Amendments to the Progress Guide and General Plan, rescind the currently applicable documents listed in item 4 below, and certify the Addendum LDR No. 40-0747 to EIR DEP No. 92-0199?

Staff Recommendations:

1. Certify Addendum LDR No. 40-0747 to Environmental Impact Report DEP No. 92-0199;
2. Adopt the April 2002 Draft of the *La Jolla Community Plan and Local Coastal Program Land Use Plan* and associated amendments to the Progress Guide and General Plan and the Local Coastal Program, and authorize staff to forward the Local Coastal Plan Amendments to the California Coastal Commission for certification;
3. Adopt the April 2002 Draft *La Jolla Public Facilities Financing Plan*;
4. Rescind the 1976 *La Jolla Community Plan* (amended 1988, and applicable in the Coastal Zone), the 1972 *La Jolla Shores Precise Plan* (amended 1976), the 1983 *La Jolla - La Jolla Shores Local Coastal Program*, the 1995 *La Jolla Community Plan* (applicable outside the Coastal Zone only); and the 1980 *Fay Avenue Plan*;
5. Adopt the proposed rezones as shown on Zone Map Nos. B-4170, B-4174, C-914 and the proposed amendments to the La Jolla Planned District Ordinance.

Planning Commission Recommendations: The Planning Commission held public

hearings on November 8 and December 6, 2001, taking six hours of public testimony. On December 6, 2001, the Planning Commission voted 5-1 to recommend adoption of the *La Jolla Community Plan and Local Coastal Program Land Use Plan Update* and associated actions with modifications regarding 17 issues as referenced in the Planning Commission Resolution that is included as Attachment 1 of this report, adoption of the *Public Facilities Financing Plan*, rescission of currently applicable plans, and consideration of Addendum LDR No. 40-0747 to EIR No. 92-0199. Also at this meeting, the Planning Commission directed the La Jolla Community Planning Association and the La Jolla Town Council to consider these 17 issues and provide their recommendations regarding them. Their recommendations are contained in Attachment 2.

Community Planning Group Recommendations: On October 25, 2001, the La Jolla Community Planning Association voted 11-0-0 to deny approval of the community plan, and stated that future approval was to be based on the condition that three items be changed. These items pertain to offers to dedicate public easements, physical lateral access easements, and Site 653. On February 7, 2002, the Community Planning Association voted on each of the 17 items identified by the Planning Commission. They supported the staff recommendation regarding 14 of the 17 items. The issues that have not been resolved to the satisfaction of the Community Planning Association are site 653, telecommunications facilities in parks/open space, and community character. Their specific votes and recommendations are shown in the Attachment 2 matrix.

Other Recommendations: On March 14, 2002, the La Jolla Town Council made a single 15-0-0 vote to support the recommendations regarding the 17 issues that were included in a document provided by the Town Council land use subcommittee to the Town Council members. Of the 17 issues, the Town Council indicated that five are resolved, two are mostly resolved and ten are not resolved. The individual recommendations by the Town Council are included in an abbreviated form in Attachment 2.

Fiscal Impact: The April 2002 draft *Public Facilities Financing Plan* identifies total project costs for public facilities of \$98,641,898 to be used as the base for calculation of development fees.

Housing Impact: Given that La Jolla is virtually built out, the potential for any significant numbers of affordable or senior units to be developed is small. No significant changes in residential density are proposed in the context of rezones or community plan land use designation proposals. However, the plan contains balanced community goals, policies and recommendations that support additional affordable and senior housing. These include (1) promotion of the Affordable Housing Density Bonus program as an affordable housing tool, (2) use of the Coastal Housing Replacement Program to replace

any existing affordable units which might be lost to demolition or conversion to

alternative uses, (3) promotion of higher density housing along transit corridors, and (4) promotion of the use of historic resources as opportunities for affordable housing.

BACKGROUND

The *La Jolla Community Plan and Local Coastal Program Land Use Plan* is the City of San Diego's adopted statement of policy for growth and development of the La Jolla community planning area for the foreseeable future. The plan proposes specific goals, policies and strategies regarding the future preservation, use and development of land within La Jolla and identifies how the use and development of that land will affect current levels of public services and facilities.

The community plan for La Jolla that is currently in use is a combination of the 1976 community plan, amended in 1988 (for areas within the Coastal Zone), and the 1995 community plan (for areas outside the Coastal Zone). From 1987 through 1995, the La Jolla Community Planning Association as well as other La Jolla community groups and subcommittees worked with City staff to achieve a consensus on community issues and to produce the 1995 La Jolla Community Plan Update and the associated rezones to implement it. The 1995 plan was reviewed and recommended for approval by the Planning Commission and was approved for adoption by the City Council in January of 1995. Since a portion of the community is in the Coastal Zone, the proposed update was then sent to the State of California Coastal Commission for their review and certification before becoming effective. However, it was never certified due to various concerns from the California Coastal Commission, primary among them public view and coastal bluff protection, and therefore did not become effective in the Coastal Zone although it is in effect outside the Coastal Zone.

In January 2000, the City received a grant for the purpose of updating the *La Jolla Community Plan* that identified three issues as a condition of the grant. These issues, addressed in the draft plan, were public view protection, pollution runoff, and public access easements/offers to dedicate public access.

During the period from January 2000 until now, City staff has worked with the Planning Commission in workshops and hearings, in meetings and discussions with La Jolla Community Planning Association, the La Jolla Town Council, representatives of other community groups, individual members of the community and staff of the California Coastal Commission. A chronology of some of these meetings and events is included as Attachment 3 to this report.

Staff has also worked, and continues to work, diligently with the California Coastal Commission to address their concerns. In particular, the October 2001 draft plan added and provided detail regarding a number of policies and recommendations to address concerns regarding the need for additional specificity.

The proposed April 2002 draft community plan update represents a consolidation of the 1975 and 1995 *La Jolla Community Plans*, the *La Jolla Shores Precise Plan*, the *La Jolla/La Jolla Shores Local Coastal Program* and the *Fay Avenue Plan*. It also reflects new citywide policies and regulations such as the Land Development Code, the Multiple Species Conservation Program and the City Storm Water Management and Discharge Control Ordinance.

Planning Commission Direction:

The October 2001 draft plan (revised October 25, 2001 to address several Planning Association-identified issues) that was approved with recommended modifications by the Planning Commission was based on the July 2001 draft plan and revisions to that plan. This October 2001 draft plan was a result of approximately 500 comments received by staff from the community in the two months following its July distribution. Each of the 500 comments was responded to in writing by staff. Strikeout/underline revisions to the verbiage as well as the revised maps were sent to the same distribution list on September 19, 2001 for their review.

In November and December 2001, the Planning Commission spent two full days hearing testimony and discussing issues. The Planning Commission supported staff recommendations and the draft plan on most issues. Some of the issues that were reviewed at the Planning Commission hearing and discussed but not recommended for revision or further study include:

- Proposed Rezoning in Muirlands
- Lateral (Physical) Access along the Shoreline
- Visual Access to the Ocean from the first public roadway
- Open Space Zoning (OR-1-1 and OR-1-2) / Community Open Space
- Transfer of Offers to Dedicate (OTD) Public Access Easements from the California Coastal Commission to the City or other appropriate Agency
- Potential for Parks/Open Space use at Federal, State and County Lands
- Drawing C-720
- Pollution Runoff
- Identification of Inland Public View Protection
- Colima Street Scenic Overlook
- Encroachments into the Public Right-of-Way
- The word "Should" verses "Shall" in policy documents
- Repeating Regulations in the Policy Document

The Planning Commission identified 17 issues upon which they made specific recommendations. These 17 issues are contained in the Planning Commission resolution that is included as Attachment 1 of this report. The Planning Commission directed staff to address these issues and to obtain comments/recommendations from the La Jolla Community Planning Association (the City-recognized community group) and the La Jolla Town Council since they were very active in the plan review process and the Planning Commission hearing.

A matrix of these 17 issues is included as Attachment 2 to this report. This matrix displays a chronology of the actions since the issues were identified by Planning Commission at their

hearings in November and December 2001, including staff's initial recommendations, subsequent

review and recommendation by the La Jolla Community Planning Association and the La Jolla Town Council, and staff's proposed revisions, based on recommendations by the two planning groups, that are included in the April 2002 Draft Community Plan.

A strikeout/underline of all changes made to the October 2001 draft plan is included as Enclosure 1 to this report. The page numbers referenced in the last column of the matrix refer only to the Enclosure 1 strikeout/underline. This strikeout/underline document also includes additional plan policy and recommendation specificity as directed by the Planning Commission, and some appropriate format and editing changes. This document was mailed to members of the La Jolla Community Planning Association and the Town Council members for their review on April 26, 2002.

Staff made modifications to the draft plan pursuant to the Planning Commission's direction in 15 of the 17 issues recommended by the Planning Commission. The following is a discussion of the two issues identified by the Planning Commission that staff analyzed and concluded that it would be appropriate to adhere to the original recommendation.

Site 653: (Matrix item 4) Planning Commission recommendation: Retain the open space land use designation on the triangular site at the corner of La Jolla Village Drive and La Jolla Scenic Drive North.

This site was redesignated from single-family residential to open space with the City Council approval of the 1995 Plan that became effective outside the Coastal Zone only. Site 653 is outside the Coastal Zone. Staff recommends, in the Residential Land Use Element, that the community plan land use designation be changed from Designated Open Space to Single-Family Residential on this site for the following three reasons:

1. The zoning for the site is currently, and has historically been, single-family residential and the change would allow consistency with the zoning.
2. The Park and Recreation Department has indicated that this site is inappropriate for open space/park use as it does not meet Park and Recreation criteria for this use. As the City is the owner of this lot, the Park and Recreation Department would be responsible for its maintenance.
3. Previous direction from City Council in December 2000 was that this City-owned site should be income-producing.

Staff acknowledges the December 2000 Council direction regarding the City entering into lease negotiations regarding this site was made based on the understanding that the land use designation of the subject site was single-family residential when, in fact, it had changed to open space with the Council approval of the 1995 Plan. This information was not known at the time the City Council decided that the City should receive income from this property.

It should be noted that all of the community organizations in La Jolla, including the City-recognized groups (the La Jolla Community Planning Association and the La Jolla Shores Advisory Board) have voted unanimously to retain Site 653 as open space. Specifically, the Planning Association motion states their desire to change the land use designation of the lot

(from designated open space to dedicated open space). In addition, the La Jolla Shores Advisory Board voted 5-0 on March 19, 2002 "To affirm the previous action of the Board retaining the designation of Site 653 as open space and urging the City Council to dedicate this space as park space". The City has received letters and postcards from the community both in support of and opposing retention of the site as open space. A copy of those letters and postcards will be available for Council review at the public hearing.

Public School Sites Alternative Land Use Designation: (Matrix item 11) Planning Commission recommendation: Staff should consider providing only City Park/Open Space as an alternative land use designation for public school sites that may become available, deleting low density residential as an alternative.

Since school lands are under the jurisdiction of the San Diego Unified School District, in much the same way that certain lands are under the jurisdiction of the state or federal authorities, the City has limited land use authority over these properties. If a school site were to become no longer needed for school use by the school district, it may be leased to a private school, leased for other uses, or used by the District for non-classroom purposes. If the school district chose to reuse the property, they may believe they are denied reasonable use of the property if the alternative to school use land was limited only to open space, allowing no financial return to the school district on this land. If the site were to be offered for lease or sale, the land use designation should be compatible with surrounding land uses. While staff believes that an alternative land use should be identified, language was added to the community plan that encourages the City to pursue acquisition of the site for open space/recreational use prior to development pursuant to the alternative use (the use surrounding each school site). Finally, if the site were to be proposed for residential development, the permitting process would allow the City to work with the school district to cluster housing and provide for a portion of the school site to be utilized as open space.

DISCUSSION

Goals: The April 2002 draft *La Jolla Community Plan*, provided as Enclosure 2 of this report, is the City of San Diego's adopted statement of policy for growth, development and conservation for the community of La Jolla. The plan proposes specific goals, policies and recommendations regarding the use of land within La Jolla and identifies how the use and development of that land will affect current levels of public services and facilities such as local schools, parks, open space, roads, water, public safety needs and public access and views. Some of the community goals include the maintenance of La Jolla as a primarily residential and recreational-oriented community, the protection of its historic resources, the enhancement of its commercial districts, and the conservation and enhancement of its natural amenities such as public views, parks, open space, hillsides, canyons, coastal bluffs and beaches, wildlife, natural vegetation, water quality and the ocean. These goals include the provision of adequate public facilities necessary to support the educational, recreational, safety and health needs of the community, the provision of an adequate circulation system that promotes alternative modes of transportation such as bicycles and transit, the provision of adequate public parking, and the maintenance and enhancement of public access to beaches and parks.

Differences between the adopted plans and the proposed plan: The community plan for La Jolla that is currently in use is a combination of five policy documents. The proposed April 2002 draft community plan represents a consolidation of these documents. The plan includes the majority of

policies in the currently applicable documents, expands on these policies, and adds new policies to address new community issues and to reflect new legislation and regulations that have been adopted in the interim.

Citywide issues: The April 2002 draft plan provides policy direction related to many citywide issues. Among these citywide issues are protection of water quality, historical resources, coastal beaches and bluffs, and balanced community housing needs.

Water quality is addressed in the policies and recommendations of the Community Facilities, Parks and Services Element of the plan which ensure that projects adhere to the City Storm Water Management and Discharge Control Ordinance, and Drainage regulations in order to limit water quality impacts to environmentally sensitive resources, minimize flooding hazards, control non-storm water discharges, eliminate discharge from spills and dumping other than storm water, and reduce pollutants in urban storm water to the maximum extent possible.

Historical resources are addressed in the Heritage Resources and Residential Elements of the plan, calling for the currently-underway historic survey to identify potentially historic resources, including districts and cultural landscapes, that will ensure the evaluation of potentially significant cultural sites. This survey, together with the City's "Mills Act" property tax reduction for designated historic structures, provides identification of and an incentive for the preservation of these resources. The plan also calls for incentives for the use of historic structures as affordable housing.

Coastal bluffs and beaches are protected through goals, policies and recommendations in the Natural Resources and Open Spaces Element of the plan. These provide for the preservation of these resources through sensitive development and appropriate erosion control measures, including directing drainage away from the bluff edge, as well as dealing with the issues of public visual and physical access, and shoreline retreat. Coastal Bluffs and Beaches policies ensure compliance with the Environmentally Sensitive Lands regulations of the Land Development Code, which contain specific development regulations required for any new proposed construction.

Balanced community goals, policies and recommendations are stated in the Residential Element of the plan, addressing the promotion of both affordable and senior housing in La Jolla. These recommendations encourage the use of the housing density bonus as well as supporting higher densities along transit corridors in order to promote affordable shelter for all economic segments of the community. The plan, as well as the implementing regulations, encourage the replacement of affordable housing within the community as a priority.

Rezoning: Several rezones were proposed as part of the 1995 plan update. These rezones were recommended for approval by the Planning Commission and adopted by the City Council at that time. However, only those outside the Coastal Zone went into effect due to the bifurcation of the 1995 resolution. For that reason, those rezones inside the Coastal Zone that were proposed in 1995 are included again for action. In addition, in order to be consistent with the current and appropriate land use for the site, a single property on Cave Street is proposed to be changed from La Jolla Planned District Ordinance LJ-1 to citywide zone RM-3-7, and a single property on La Jolla Boulevard is proposed to be changed from citywide zone Community Commercial to La Jolla Planned District Ordinance LJ-4. A map for these proposed rezones are shown on excerpts from C-Sheet C-914 (six pages) and sheets B-4170 and B-4174 that are included as Attachment 4

to this report.

Public Facilities Financing Plan: Development Impact Fees (DIFs) were established in 1987 by the City Council to mitigate the impact of new development in urbanized communities. Fees were based on the facility needs of each community. The April 2002 draft community plan updates the original facilities needs list for the La Jolla community that was originally adopted in 1987 and later revised on January 17, 1995. The draft *La Jolla Public Facilities Financing Plan* describes the public facilities that will be needed for the La Jolla community. Since La Jolla is an urbanized community, many of the community facilities and infrastructure are already in place.

The La Jolla Community Planning Association approved the October 2001 Draft *La Jolla Public Facilities Financing Plan* on November 1, 2001. The April 2002 draft document is the exact same document, with only the date changed for consistency with the April 2002 Draft *La Jolla Community Plan*. The proposed fees reflect the current costs of the facilities consistent with the La Jolla Community Plan and are necessary to maintain existing levels of service in the community. A summary of the proposed impact fees for La Jolla are as follows: residential dwelling units - \$4,689 per unit; commercial and industrial development: transportation projects - \$156 per trip; fire projects - \$148 per 1,000 square feet.

Total project costs for all projects are \$109,216,898. Projects eligible for DIF funding in the amount of \$98,641,898 will serve as the basis for the development impact fees, which will be collected at the time building permits are issued. Since these costs are for projects which will benefit both the existing community and future development, costs will be shared and new development is expected to provide its pro-rata share of "DIF eligible" projects. Those portions of project costs not funded by new development through impact fees will need to be identified by future City Council actions in conjunction with the adoption of the Annual Capital Improvements Program Budget.

CONCLUSION

The *La Jolla Community Plan* provides the vision for the community that guides future private development and public improvements. It is a consolidation of multiple existing policy documents that presents a clear picture of the goals of the community.

The processing of the April 2002 draft *La Jolla Community Plan* is a continuation of the 1995 process that resulted in adoption by the Planning Commission and the City Council, but did not receive California Coastal Commission certification. Staff has utilized the majority of the work done by the community planning group for the 1995 plan, which included eight years of extensive public input. The plan update revisions that have been addressed in the intervening years include issues identified by the Planning Commission at both the Planning Commission workshop and public hearing meetings, public and community group comments submitted as a result of public

review, as well as issues identified by the California Coastal Commission. If approved, the April 2002 Draft *La Jolla Community Plan* update and associated documents and actions will proceed to the California Coastal Commission for their consideration for certification in order to become effective.

ALTERNATIVES

1. DO NOT APPROVE the April 2002 Draft *La Jolla Community Plan* and associated actions.
2. APPROVE WITH REVISIONS the April 2002 Draft *La Jolla Community Plan* and associated actions.

Respectfully submitted,

S. Gail Goldberg
Planning Director

Approved: P. Lamont Ewell
Assistant City Manager

GOLDBERG / MTT

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

Attachments:

1. Planning Commission resolution
2. Planning Commission Recommended Revisions to October 2001 Draft *La Jolla Community Plan* / Matrix of Actions subsequent to the Planning Commission Meeting
3. Chronology of meetings and events
4. Excerpts from C-Sheet C-914 (six pages) and sheets B-4170 and B-4174 and B-4184.

Enclosures:

1. Strikeout/underline excerpts of changes to Plan since the October 2001 Draft Plan

(for the City Council only)

2. Draft April 2002 *La Jolla Community Plan*
3. Draft April 2002 *La Jolla Public Facilities Financing Plan*